

DATE SUBMITTED: 4-20-93

PERMIT NO. 44719 ✓

FEE \$ 5.00  
Rec. #187

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2615 Cedar Mill Rd.

SQ. FT. OF BLDG: 1533

SUBDIVISION Colony Park

SQ. FT. OF LOT: 3030

FILING # 3 BLK # 2 LOT # 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-101-29-009

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: PUD

OWNER AICO Joint Venture

USE OF EXISTING BUILDINGS: Residence

ADDRESS 599 25 Rd. G.S.

TELEPHONE: 242-1423

DESCRIPTION OF WORK AND INTENDED USE: Construction of building

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

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**FOR OFFICE USE ONLY**

ZONE PR

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR \_\_\_\_\_

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING SCREENING REQUIRED: as per plan

SPECIAL CONDITIONS: \_\_\_\_\_

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Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval  
4/20/93  
Date Approved

[Signature]  
Applicant Signature  
4-20-93  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)