

DATE SUBMITTED: 6/23/93

PERMIT NO. 45368

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2630 Cider Mill Rd

SQ. FT. OF BLDG: 1200

SUBDIVISION Colony Park

SQ. FT. OF LOT: 2700

FILING # 3 BLK # 2 LOT # 17

NO. OF FAMILY UNITS: 1-4 unit building

TAX SCHEDULE # 20045010109-017

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 4

OWNER ALCO JOINT Venture

USE OF EXISTING BUILDINGS: Single family residence

ADDRESS 599 25 Road

TELEPHONE: (303) 242-1423

DESCRIPTION OF WORK AND INTENDED USE: ~~townhome~~ building
 ONE

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

FOR OFFICE USE ONLY

ZONE PIR

FLOODPLAIN: YES NO

SETBACKS: FRONT plan

GEOLOGIC HAZARD: YES NO

SIDE plan REAR plan

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT plan

PARKING REQ'MT plan

LANDSCAPING/SCREENING REQUIRED: as per plan

SPECIAL CONDITIONS: plan

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

[Signature]
Applicant Signature

6/23/93
Date Approved

Date

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