

DATE SUBMITTED: 6/23/93

PERMIT NO. 45366

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2634 Cider Mill Rd.  
SUBDIVISION Colony Park  
FILING # 3 BLK # 2 LOT # 18  
TAX SCHEDULE # 39415-001279-018

SQ. FT. OF BLDG: 1200  
SQ. FT. OF LOT: 2700  
NO. OF FAMILY UNITS: 1-4 unit building  
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 4

OWNER Aico Joint Venture  
ADDRESS 599 25 Road  
TELEPHONE: (303) 242-1423

USE OF EXISTING BUILDINGS: Single family residence  
DESCRIPTION OF WORK AND INTENDED USE: ~~Multi-unit townhome building~~  
ONE

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  
SETBACKS: FRONT \_\_\_\_\_  
SIDE \_\_\_\_\_ REAR \_\_\_\_\_  
MAXIMUM HEIGHT \_\_\_\_\_  
LANDSCAPING/SCREENING REQUIRED: as per plan

FLOODPLAIN: YES \_\_\_\_\_ NO ✓  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓  
CENSUS TRACT: 4 TRAFFIC ZONE: 10  
PARKING REQ'MT \_\_\_\_\_  
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  
6/23/93  
Date Approved

[Signature]  
Applicant Signature  
Date

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