

DATE SUBMITTED 9-27-93

BUILDING PERMIT NO. 46394

FEE \$ 500

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 2635 Cider Mill Rd SQ. FT. OF PROPOSED BLDG(S)/ADDITION 209 sq. ft.
 SUBDIVISION Colony Park SQ. FT. OF EXISTING BLDG(S) 1533 sq ft
 FILING 32 BLK 1 LOT 5 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 294510129005 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
 OWNER Dale Butten DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 2635 Cider Mill Rd. Adding 209 sqft. room to this townhome.
 TELEPHONE 241-1806

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which about the parcel.

ZONE Planned Unit Development DESIGNATED FLOODPLAIN: YES _____ NO _____
 SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side _____ from property line CENSUS TRACT _____ TRAFFIC ZONE _____
 Rear _____ from property line PARKING REQ'MT _____
 Maximum Height _____ SPECIAL CONDITIONS: Addition is within approved Building Envelope File # AB-91
 Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval [Signature] Applicant Signature Kenneth B. Mulyard
 Date Approved 9-27-93 Date 9-27-93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department)

SHADE/SCREEN TREES

2635 Cider Mill

5A
209 sqft. enclosure

6B

7B

8A

9A

10B

11B

LAWN

MAILBOX

20'

FUTURE ROAD EXTENSION

ACCEPTED 9-27-93

AGRICULTURAL USE
(ZONED PR-10)

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

COLONY PARK TOWNHOMES