

DATE SUBMITTED: 8/6/93

PERMIT NO. 458801
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 205A Cider mill Rd. SQ. FT. OF BLDG: 1200
 SUBDIVISION Colony Park SQ. FT. OF LOT: 2700
 FILING # 3 BLK # 2 LOT # 21 NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-101-29-021 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 OWNED Alco Joint Venture USE OF EXISTING BUILDINGS: Townhomes
 ADDRESS 599 25 Road DESCRIPTION OF WORK AND INTENDED USE:
 TELEPHONE: 242-1423 Townhomes

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

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 2
 LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

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
8/6/93
 Date Approved

[Signature]
 Applicant Signature
8-6-93
 Date

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