

DATE SUBMITTED: 8/7/91

PERMIT NO. 39486

FEE \$ 910.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 425 N. 10TH

SQ. FT. OF BLDG: 6594

SUBDIVISION: CITY OF G.J.

SQ. FT. OF LOT: ✓

FILING NO. BLK NO. 69 LOT NO. 17-32

NO. OF FAMILY UNITS:

TAX SCHEDULE NO: 2145-141-40-971

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: MOSA DEVELOPMENTAL SERVICES

USE OF EXISTING BUILDINGS: REHABILITATION CAR.

ADDRESS: 425 NORTH 10TH

DESCRIPTION OF WORK AND INTENDED USE: REMODEL & ADDITION

TELEPHONE: 242-3702

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

FOR OFFICE USE ONLY

ZONE PMF-64

FLOODPLAIN: YES NO ✓

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES NO ✓

SIDE 10 REAR 20

CENSUS TRACT: 2

MAXIMUM HEIGHT 32

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: N/A

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.

Karl Metzner
Department Approval
8/7/91
Date Approved

[Signature]
Applicant Signature
8/7/91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

