

DATE SUBMITTED: 8/2/91

PERMIT NO. 39392

FEE \$ 95.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 424 No. 22ND

SQ. FT. OF BLDG: _____

SUBDIVISION: MOSA GARDENS

SQ. FT. OF LOT: _____

FILING NO. _____ BLK NO. 1 LOT NO. 445

NO. OF FAMILY UNITS: _____

TAX SCHEDULE NO: 2945-131-12-016

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: MOSA DEVELOPMENTAL SERVICES

USE OF EXISTING BUILDINGS: APARTMENTS

ADDRESS: 425 N. 10TH

DESCRIPTION OF WORK AND INTENDED USE: APARTMENTS

TELEPHONE: 243-3702

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 RMF-32

FLOODPLAIN: YES ___ NO

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES ___ NO

SIDE 10 REAR 20

CENSUS TRACT: 7

MAXIMUM HEIGHT 32

TRAFFIC ZONE: 38

LANDSCAPING/SCREENING REQUIRED: N/A

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
8/2/91
Date Approved

[Signature]
Applicant Signature
8/2/91
Date

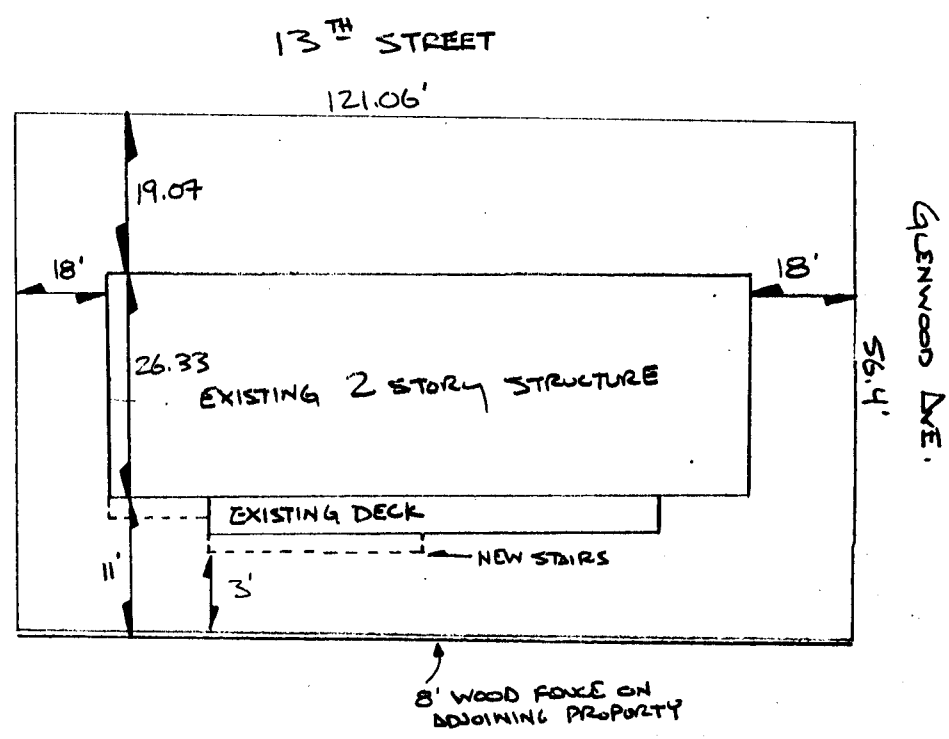
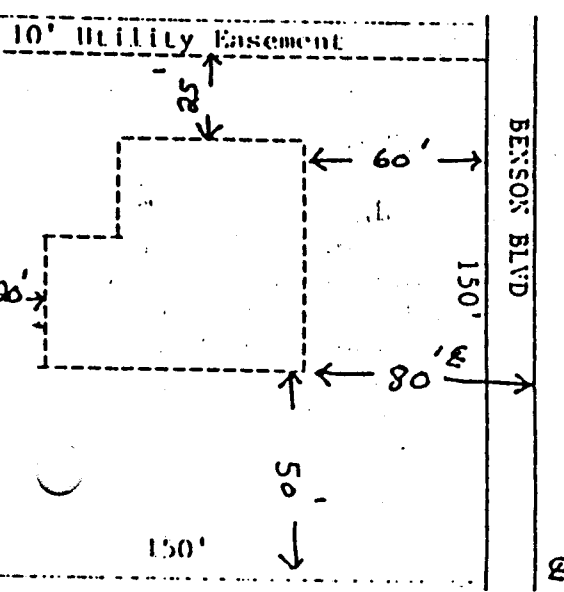
*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

PLANNING CLEARANCE

In the box provided below please draw a plot plan showing the following:

- 1) An outline of the property lines with the dimensions of the parcel:
- 2) An outline of the proposed structure with dotted lines:
- 3) Indicate the distance from the proposed structure to the front, sides and rear property lines:
- 4) Indicate all easements or rights-of-way on the property:
- 5) Draw all other existing structures on the property:
- 6) Identify all streets touching the property:

EXAMPLE



Zone _____	Setbacks	Front _____	Side _____	Side _____	Rear _____
Flood Plain	yes no		Parking Plan	yes no	_____
Geologic Hazard	yes no		Landscaping Plan	yes no	_____
Variance _____			Drainage Plan	yes no	_____
Census Tract _____			Driveway Permit	yes no	_____
Special Conditions:	_____				

Approved by _____
Date _____