

DATE SUBMITTED: 7-27-87

PERMIT # 28585

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 839 Grand Ave

SQ. FT. OF BLDG: addition = 600 sq ft.

SUBDIVISION: _____

SQ. FT. OF LOT: 50' x 125'

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-144-04-~~004~~⁹⁷⁶

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Western Colorado Council, Boy Scouts

USE OF ALL EXISTING BUILDINGS:
Boy Scout Offices

ADDRESS: 839 Grand Ave

PHONE: 243-0346

DESCRIPTION OF WORK AND INTENDED USE:
20'x30' Meeting Room

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: B-1

FLOODPLAIN: YES _____ NO

SETBACKS: F W/2 S 10' R 10'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 2

PARKING SPACES REQ'D: Existing

TRAFFIC ZONE: 4

LANDSCAPING/SCREENING: "

SPECIAL CONDITIONS: none
see earlier, expired permit #?

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

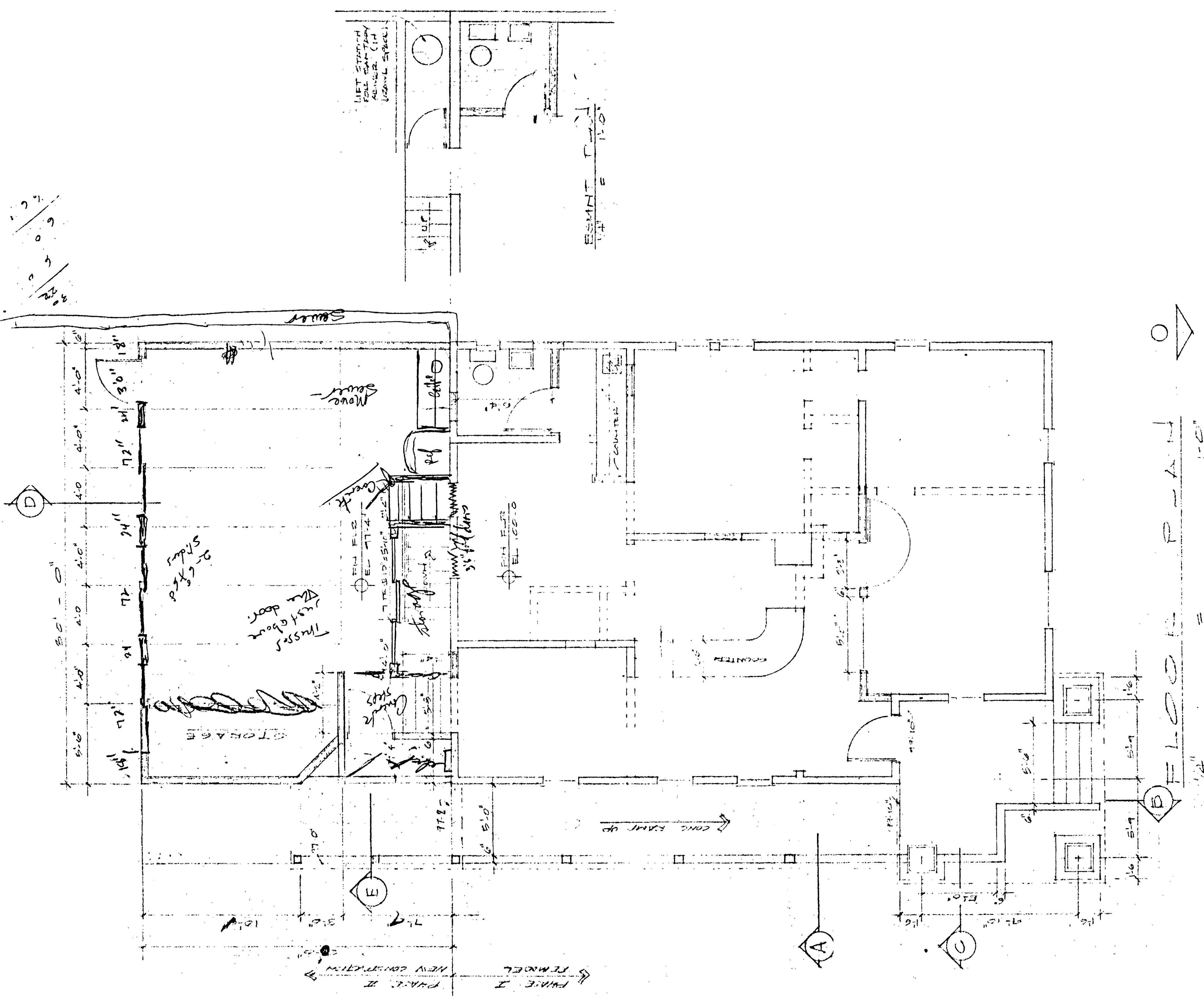
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

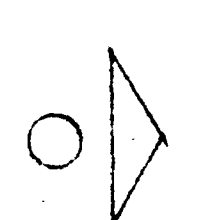
DATE APPROVED: 7-27-87

APPROVED BY: Mike Suthland

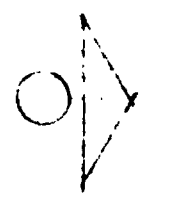
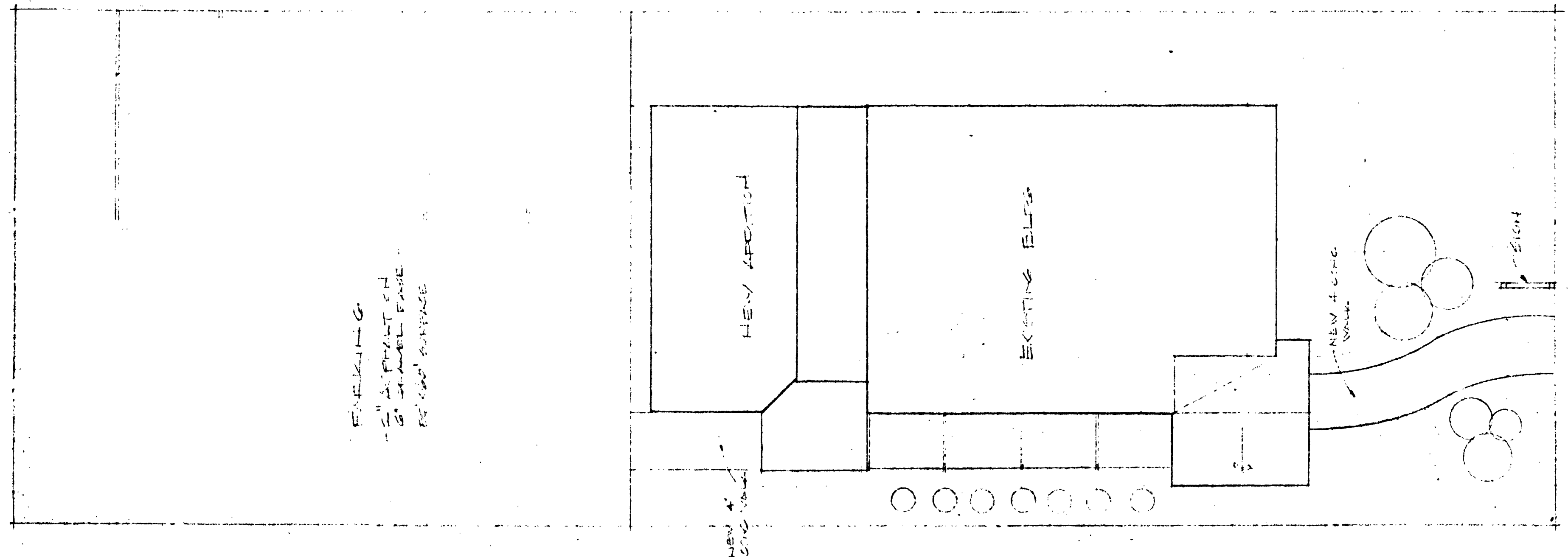
Paul Rawls
SIGNATURE



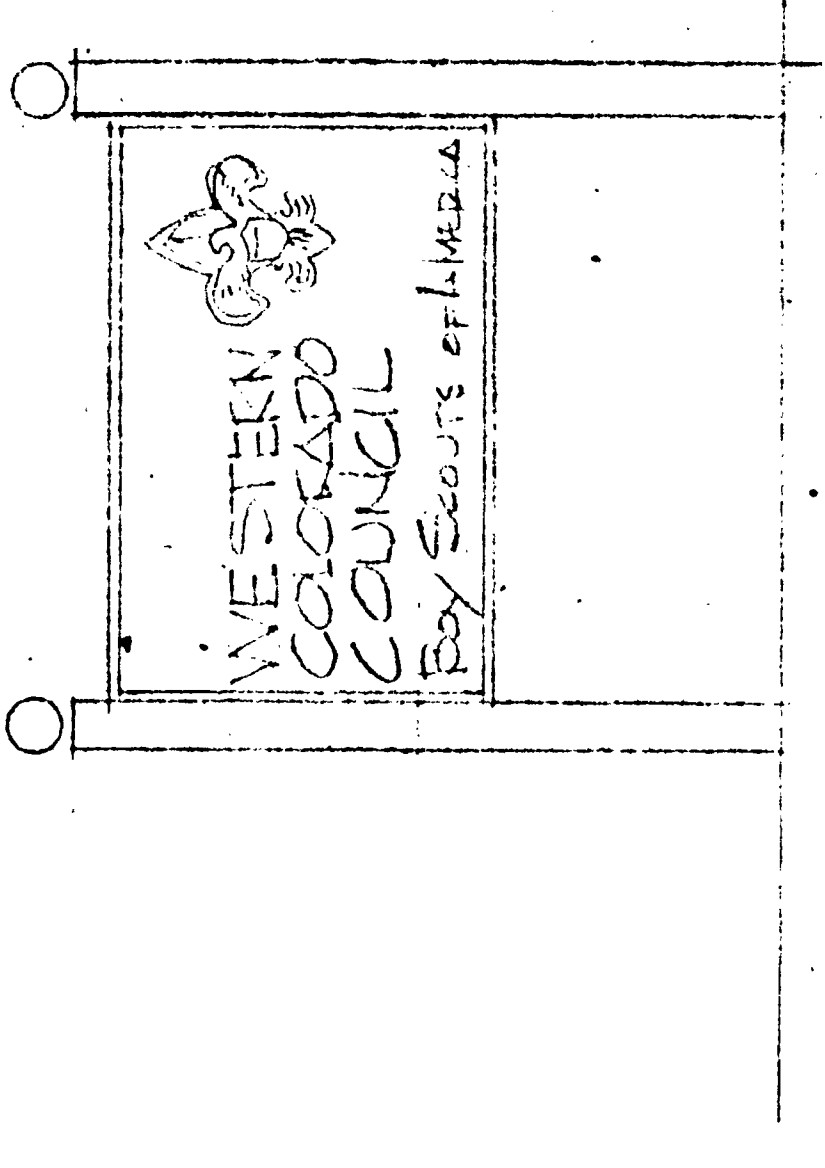
===== NEW PARTIAL
 ===== EXISTING WALL
 - - - - - EXISTING WALL REMOVED



FLOOR PLAN 1/4" = 1'-0"



SITE PLAN 1/8" = 1'-0"



PROPOSED ADDITION / REMOVED
 HEADQUARTERS FOR
 WESTERN COLORADO COUNCIL
 BOY SCOUTS OF AMERICA
 509 GRAND AVE.
 GRAND JUNCTION, COLORADO

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