

249-1631

DATE SUBMITTED: 7/10/89

PERMIT # 33405

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 441 Kennedy

SQ. FT. OF BLDG: 1800

SUBDIVISION: N/A

SQ. FT. OF LOT: n/a

FILING # \_\_\_\_\_ BLK # 11 LOT # 1

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:  
2945-113-15-015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
2

PROPERTY OWNER: Jewish Community Center

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 441 Kennedy Ave.

meetings

PHONE: 243-2491

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

DESCRIPTION OF WORK AND INTENDED USE:

10'11" X 6' vestibule for entrance

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**FOR OFFICE USE ONLY**

ZONE: C-2

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 4

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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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 AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

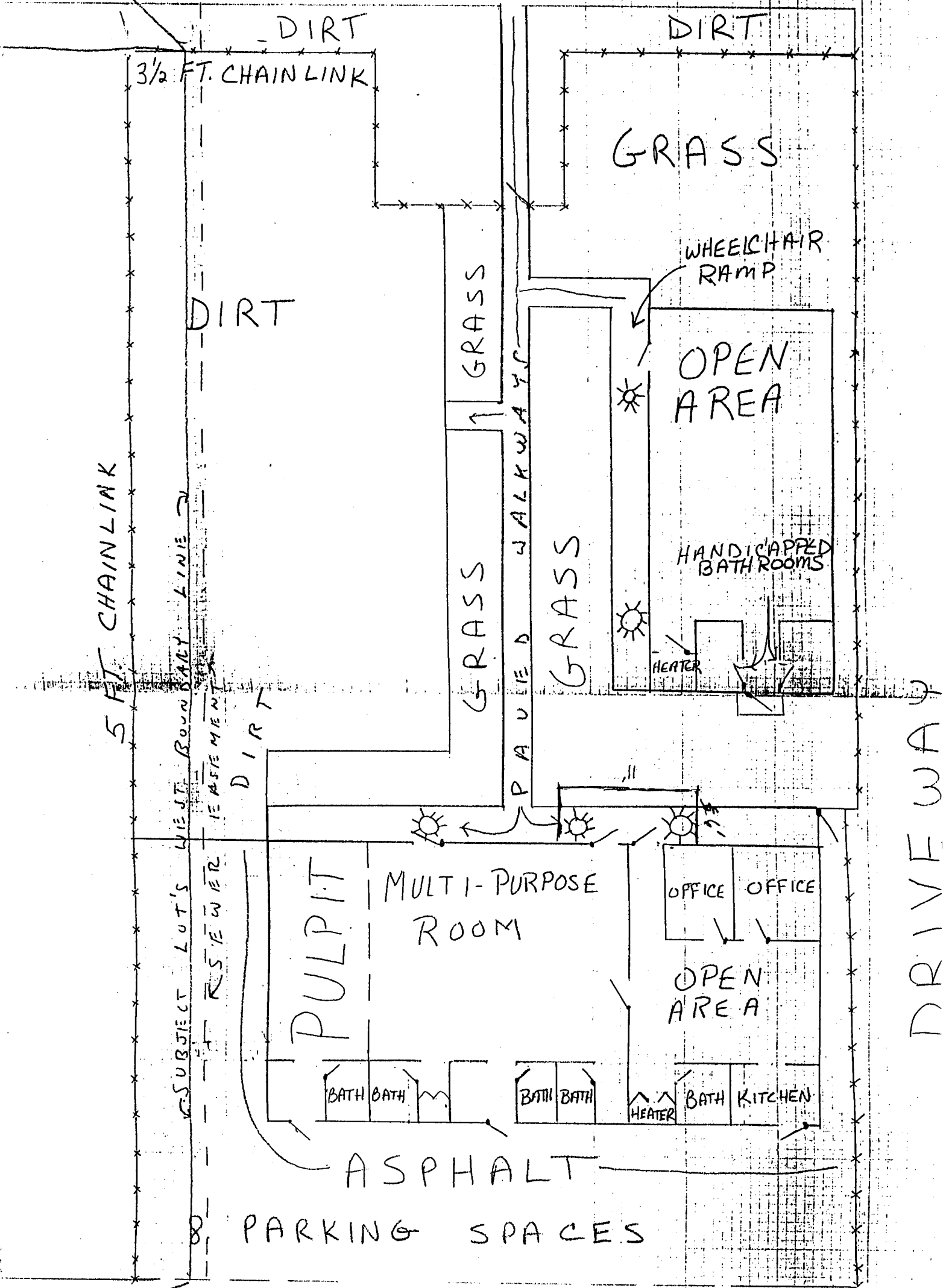
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7/10/89

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

# KENNEDY AVE



5 FT. CHAINLINK

DIRT  
3 1/2 FT. CHAINLINK

DIRT

GRASS

WHEELCHAIR RAMP

OPEN AREA

HANDICAPPED BATH ROOMS

HEATER

GRASS

GRASS

PAVED WALKWAY

GRASS

DIRT

DIRT

SUBJECT LOT'S WEST BOUNDARY LINE

RESERVE

PULPIT

MULTI-PURPOSE ROOM

OFFICE

OFFICE

OPEN AREA

BATH BATH

BATH BATH

HEATER

BATH

KITCHEN

ASPHALT

8 PARKING SPACES

DRIVEWAY