

DATE SUBMITTED: 1-4-89

PERMIT # 32 112

FEE N/C

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 811 OURAY

SQ. FT. OF BLDG: N/A

SUBDIVISION: City of G-J

SQ. FT. OF LOT: N/A

FILING # \_\_\_\_\_ BLK # 70 LOT # 344

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-141-39-002

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: JOSEPHINE KEEBELT

USE OF ALL EXISTING BUILDINGS:  
SAME GROUP HOME

ADDRESS: 811 OURAY

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:

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

RE-MODEL FOR ADDITIONAL 1/2 BATH AND 2 BEDROOMS

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### FOR OFFICE USE ONLY

NE: RMF-32

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

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 2

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 36c

LANDSCAPING/SCREENING: Interior remodel

SPECIAL CONDITIONS: residential receiving home/facility - not to exceed 10 children

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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: 1/4/89

APPROVED BY: Kathy Poston

Robert Blumenthal  
SIGNATURE



Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

May 12, 1988

Josephine Liebelt, Director  
Grand Mesa Adolescent Center  
811 Ouray Avenue  
Grand Junction, CO 81501

Dear Ms. Liebelt:

The residential child care facility located at 811 Ouray Avenue is zoned Residential Multi Family 32 (RMF-32). According to the Grand Junction Zoning and Development Code Use/Zone Matrix (figure 4-3-4) group residences and residential group home/receiving homes/care facilities are allowed uses in RMF-32.

Additional counseling services offered to the residents of the group home would be considered an accessory use and as such would be allowed. If the services were to expand to include counseling of nonresidents, a special use permit would be required.

If you need any clarification please contact me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Fortner".

Kathy Fortner  
Planner

/kp