

DATE SUBMITTED: 5/10/90

PERMIT # 35841

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 738 N. 5TH

SQ. FT. OF BLDG: 2000

SUBDIVISION: CITY OF GJ

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 38 LOT # 165

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-142-20-07

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: MENTAL HEALTH ASSOC OF MESA CITY

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1710 CORD AVE, GJ, CO

CFR

PHONE: 242-4466

DESCRIPTION OF WORK AND INTENDED USE:  
REMODEL FOR GROUP HOME

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

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FOR OFFICE USE ONLY

ZONE: RMF-32

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F 20 S 10 R 20

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

MAXIMUM HEIGHT: 36

CENSUS TRACT #: 3

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 35

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: 5/10/90

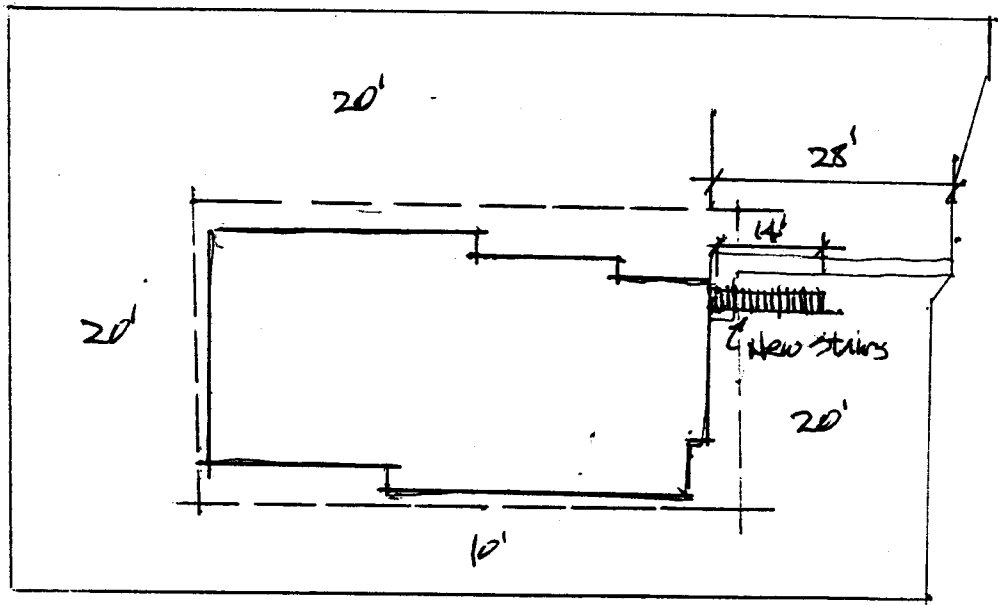
APPROVED BY: [Signature]

[Signature]  
SIGNATURE

ACCEPTED 5/10/90 Roll  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

HILL

5744



SITE PLAN  
11 = 20 - 0'

