

DATE SUBMITTED: 10/10/90

PERMIT # 3721

FEE 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 838 Grand Ave.

SQ. FT. OF BLDG: 15'x18'

SUBDIVISION: Grand Junction

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

FILING # \_\_\_\_\_ BLK # 70 LOT # 24/23

NUMBER OF FAMILY UNITS: -0-

TAX SCHEDULE NUMBER:  
2945-141-39-931

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
One

PROPERTY OWNER: Mesa County

USE OF ALL EXISTING BUILDINGS:

ADDRESS: RA Box 2000-5035 750 Main St.  
G.J. CO 81502 G.J. CO

D.A.V. House is a treatment facility for emotionally disturbed teenagers

PHONE: 244-1602

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:

Construction of a deck (14" high) half of which is covered

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### FOR OFFICE USE ONLY

ZONE: RMF-64

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F ✓ S 3' R 3'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 2

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 36

LANDSCAPING/SCREENING: N/A

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

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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: 10/10/90

APPROVED BY: [Signature]

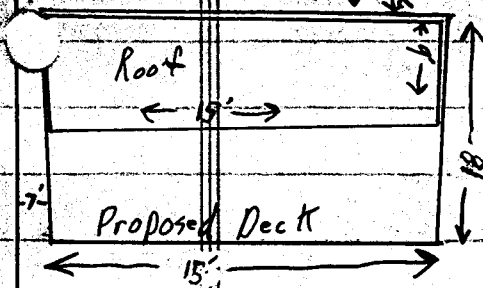
[Signature]  
SIGNATURE

Site Plan

North

Alley

fence line



Assorted Parking

ACCEPTED *10/10/90 Klatt*  
 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.

D.A.V. House  
 838 Grand

844  
 Grand

Property line

Driveway

Grass

Grass

Grand Ave