

DATE SUBMITTED: 11/8/91

PERMIT NO. 40318

FEE \$ no fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 740 Gunnison

SQ. FT. OF BLDG: 17,000 (w/gym)

SUBDIVISION City of Grand Junction

SQ. FT. OF LOT: _____

FILING # _____ BLK # 40 LOT # 23, 24, 25, 26, 27, 28, 29

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-141-23-974

NO. OF BUILDINGS ON PARCEL, BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Colorado West Regional Mental Health Center

USE OF EXISTING BUILDINGS: office

ADDRESS 524 30 Road

DESCRIPTION OF WORK AND INTENDED USE: interior remodel

TELEPHONE: 434-0593

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RMF-32

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT _____

PARKING REQ'MT see file # 69-91 - existing

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: Special Use Approval - #69-91
Future remodel or expansion of services will require

existing

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kathy Postum
Department Approval

James Walker
Applicant Signature

11/8/91
Date Approved

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Date