

DATE SUBMITTED: 11/12/92

PERMIT NO. 43568 ✓

FEE \$ 0.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 450 Duray Ave SQ. FT. OF BLDG: Existing 2,884 sq ft
New 1,333 sq ft

SUBDIVISION _____ SQ. FT. OF LOT: 110 x 125

FILING # 59 BLK # 20212235 LOT # _____ NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-142-33-012 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Colo West Mental Health USE OF EXISTING BUILDINGS: Office

ADDRESS 450 Duray Ave DESCRIPTION OF WORK AND INTENDED USE: 1,333 sq ft addition

TELEPHONE: _____

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-64 FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 75 ft GEOLOGIC HAZARD: YES _____ NO X

SIDE 10 REAR 20 CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 36 PARKING REQ'MT Per site plan

LANDSCAPING/SCREENING REQUIRED: Per site plan SPECIAL CONDITIONS: _____

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

11/12/92
Date Approved

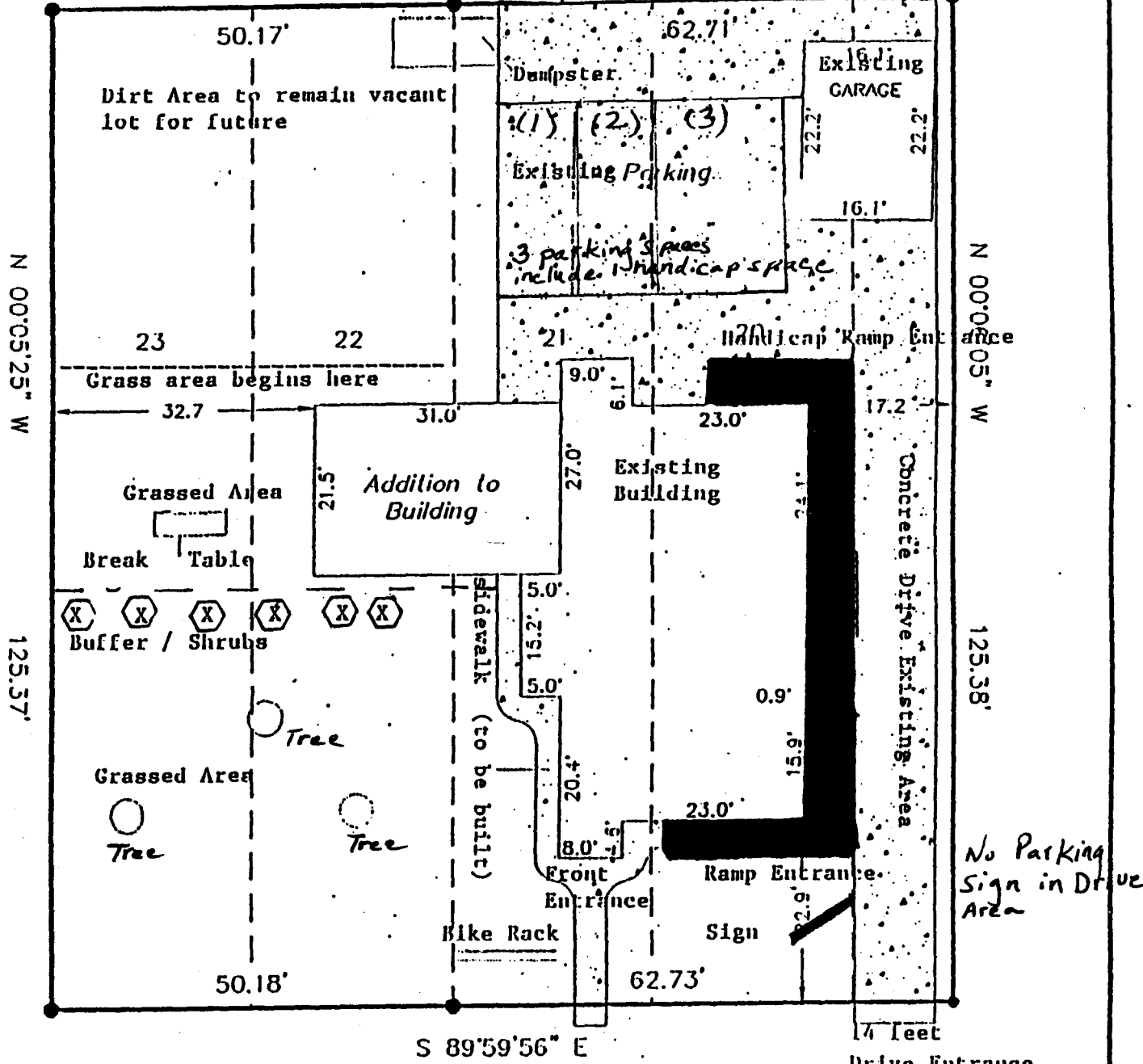
11/12/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

SITE PLAN AND LANDSCAPE PLAN - 450 OURAY
 20' Alley

N 89°59'47" E

(-- Parking Exit Into Paved Alley --)



No Parking Sign in Drive Area

S 89°59'56" E

Ouray Avenue



SCALE 1" = 20'

No. 5 Rebar & Cup LS 16835

ACCEPTED *KCA 11/12/92*
 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.

Professional Surveying Services P.O. BOX 4506, Grand Junction, CO 81502 303-241-3841	
SITE PLAN 440 & 450 OURAY AVE. COLORADO WEST MENTAL HEALTH	
SUR. BY: <i>DM/AD</i>	DRAWN BY: <i>DM/AD</i>
DATE: 9219A	SHEET 1 OF 1