

FEE \$ 5⁰⁰

BLDG PERMIT NO. 50449

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

2017-2730-04-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2825 Patterson Road TAX SCHEDULE NO. 9943-072-12-00%

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Community Care of America NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 2825 Patterson Rd

(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Debra McClure USE OF EXISTING BLDGS Nursing Home

(2) ADDRESS 2510 So Broadway 49 co DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-2938 Roofing - HVAC - Stucco - Paint

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-8

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side _____ from PL Rear _____ from PL

Special Conditions No increase in bldg floor area under this permit

Maximum Height _____

CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Debra McClure Date 11/9/94

Department Approval Tom Dixon Date 11/9/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - no change in use

Utility Accounting Millie Fowler Date 11-9-94

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

White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)