

FEE \$ 10.00

BLDG PERMIT NO. 50939

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS LA VILLA GRANDE CARE CENTER 2501 Little Book Cliff TAX SCHEDULE NO. 2045-111-16-019
SUBDIVISION La Villa Grande SQ. FT. OF PROPOSED BLDG(S)/ADDITION 177.6
FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 35,253.9
(1) OWNER Community Care of America NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2501 Little Book Cliff
(1) TELEPHONE 245-1211 NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION
(2) APPLICANT Delbert McClure Const. USE OF EXISTING BLDGS 1
(2) ADDRESS 2510 S. Broadway DESCRIPTION OF WORK AND INTENDED USE: INSTALL WALK
(2) TELEPHONE 245-2938 IN FREEZER'S GREASE TRAP

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 RMF-64 Maximum coverage of lot by structures 60
SETBACKS: Front 45 from property line (PL) or 15ft from center of ROW, whichever is greater Parking Req'mt 1 space per 4 beds
Side 10 from PL Rear 20 from PL Special Conditions NONE
Maximum Height 30 CENSUS TRACT 5 TRAFFIC ZONE 27

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).

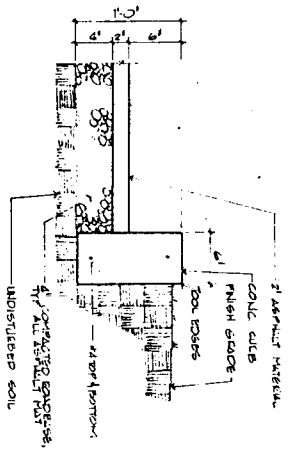
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1-23-95
Department Approval [Signature] Date 1-23-95

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.
Utility Accounting Jackie D. Berry Date 1/23/95

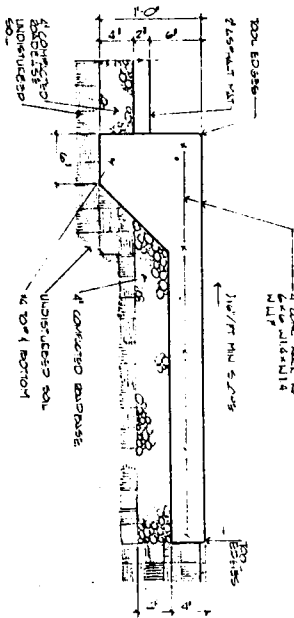
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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



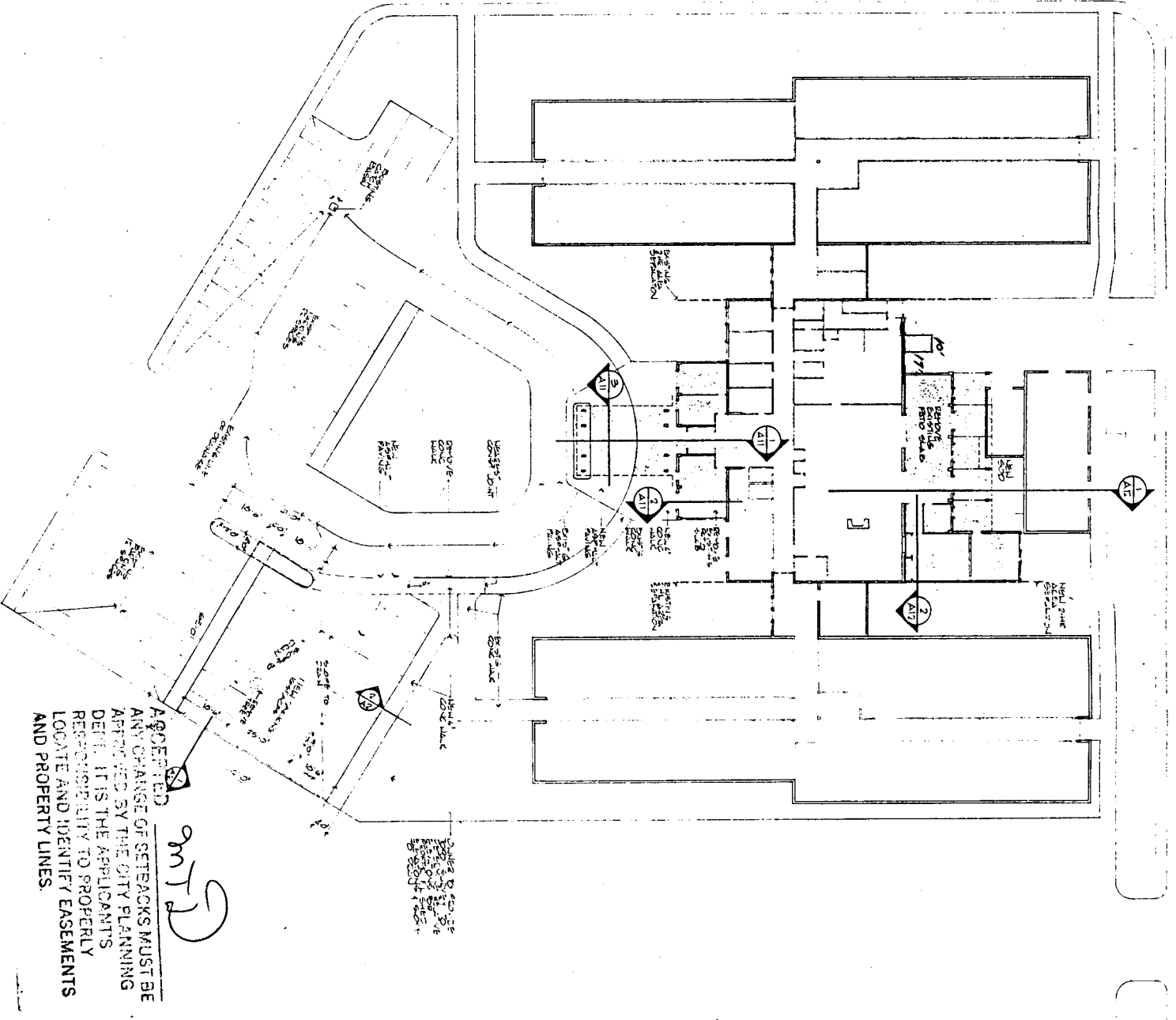
1 CURB DETAIL

1/2" = 1'-0"



2 CURB/ CONG WALK

1/2" = 1'-0"



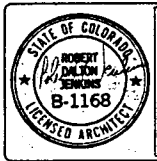
SITE PLAN

1/8" = 20'-0"

AGREED
 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

mtg

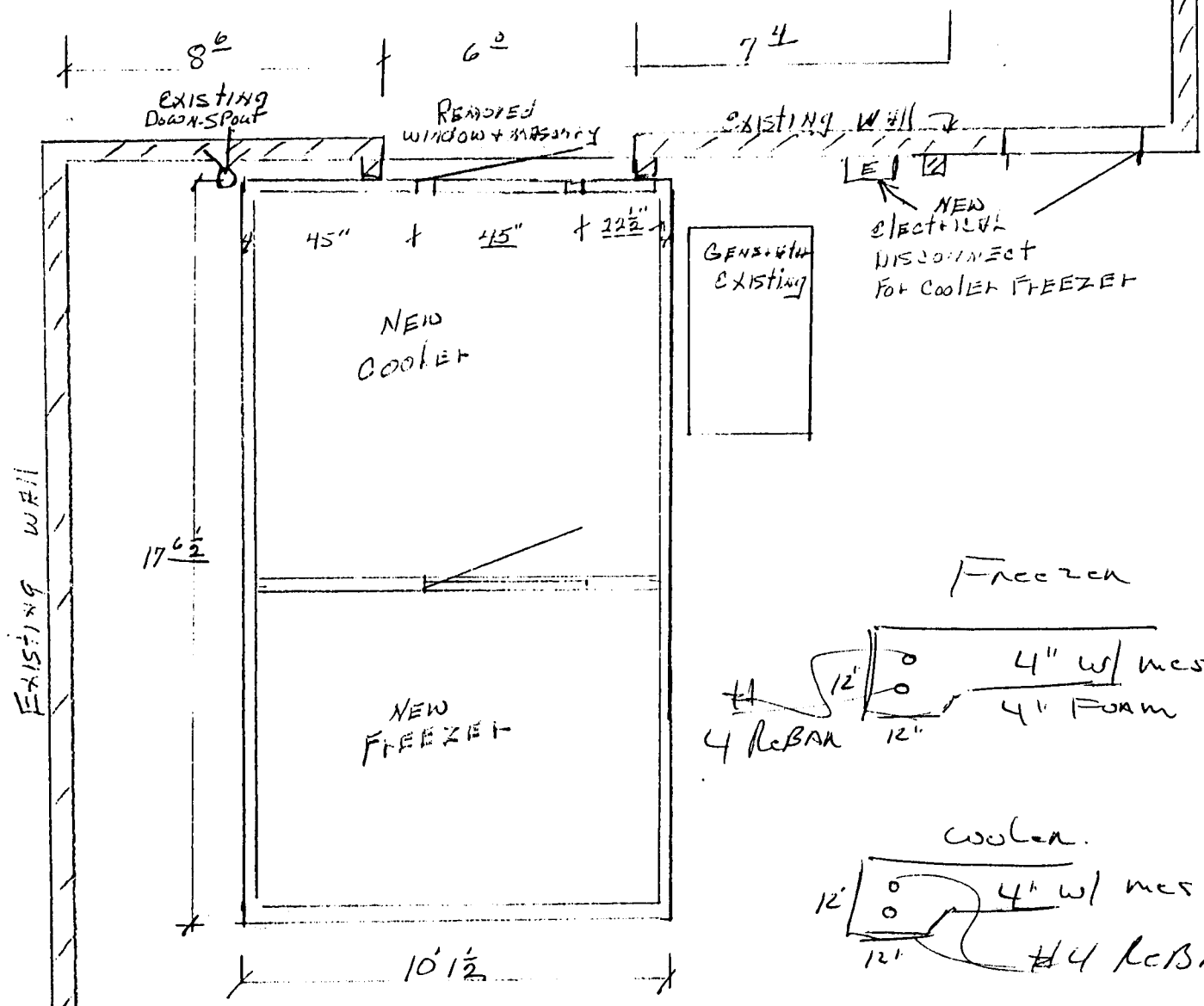
LA VILLA GRANDE
 CARE CENTER
 ADDITIONS AND REMODEL



ROBERT D. JENKINS/AIA
 ARCHITECT
 620 MAIN ST.
 P.O. BOX 495
 GRAND JUNCTION, CO 81502

DATE A2	DATE 2/17/86	DATE 2/17/86	DATE 2/17/86
DESIGNED BY RDU	DESIGNED BY RDU	DESIGNED BY RDU	DESIGNED BY RDU
DATE 2/17/86	DATE 2/17/86	DATE 2/17/86	DATE 2/17/86

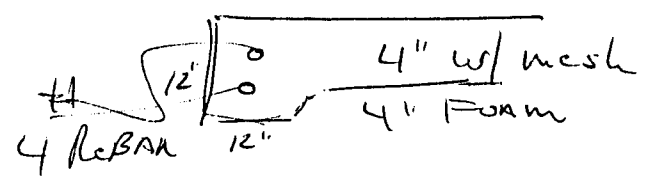
LA YOUTH CENTER
 Freezer cooler



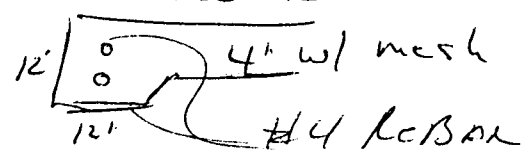
GEN+GTH
 EXISTING

NEW
 ELECTRICAL
 DISCONNECT
 FOR COOLER FREEZER

Freezer



cooler



VERSE
 TRAP
 AFTER
 PROJECT

ACCEPTED *gntd*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. BEFORE APPLICANT'S
 RESUBMITTAL TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

ACCEPTED

THIS REVIEW COVERS CONSTRUCTION ON PRIVATE PROPERTY
 ONLY. ITEMS LOCATED IN PUBLIC R.O.W. MUST BE CLEARED WITH
 CITY OR COUNTY ENGINEER.

MAKE NO UNAUTHORIZED CHANGES _____ ✓
 KEEP THESE PLANS ON THE JOB _____ ✓
 CALL FOR INSPECTIONS _____ ✓

 BUILDING INSPECTOR