

FEE \$ 10.00

311 file MSC 95-74

BLDG PERMIT NO. 52087

PLANNING CLEARANCE

Residential

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 853 Ouray Avenue TAX SCHEDULE NO. 2945-141-39-007

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

FILING _____ BLK 70 LOT 13 & 14 SQ. FT. OF EXISTING BLDG(S) 2900

(1) OWNER Arlene G. Johnson /As Joint
Marlene H. Johnson/Tenants NO. OF DWELLING UNITS
BEFORE: 1 AFTER: NA CONSTRUCTION

(1) ADDRESS 853 Ouray

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

(2) APPLICANT Colorado West Mental
Health Center USE OF ALL EXISTING BLDGS Yes

(2) ADDRESS 740 Gunnison Avenue DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE (303) 245-3270 Personal Care Boarding Home

8 1/2 x 11 site plan
✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-64 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front 20' from Property Line (PL) or Parking Req'mt existing - 4 on site
_____ from center of ROW, whichever is greater

Side 10 from PL Rear 20 from PL Special Conditions: Allowed as a residential

Maximum Height 36 group homes - maximum of 8 beds

Maximum coverage of lot by structures 60% See detached letter CENSUS TRACT 2 TRAFFIC ZONE 36

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 4-6-95

Department Approval [Signature] Date 4-10-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. system down

Utility Accounting [Signature] will evaluate usage Date 4-11-95

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)