

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51260

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



3017-2730-04-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2825 F Road (Patterson) TAX SCHEDULE NO. 2943-072-12-008
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,300
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Community Care of America NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2825 F Road
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Delbert McClure USE OF EXISTING BLDGS Residential care
 (2) ADDRESS 2510 So Broadway DESCRIPTION OF WORK AND INTENDED USE: add
 (2) TELEPHONE 245-2938 administrative office, dining area and
entry area

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 _____
 Maximum Height _____ see #188-94
 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 Delbert McClure Date 2/22/95
 Department Approval Jon Dixon CK K. Patten 12/15/95 Date 22 Feb 1995

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change
in use
 Utility Accounting Millie Fowler Date 2-22-95

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 Accounti