

Planning \$ <u>500</u>	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO. <u>04221</u>
FILE # _____

### PLANNING CLEARANCE

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 643 27 1/2 Rd. TAX SCHEDULE NO. 2945013-00-978

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Colorado West Mental Health NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 740 Garrison Ave

(1) TELEPHONE 970-245-3270 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(2) APPLICANT Francis Constructors USE OF ALL EXISTING BLDGS Mental Health Center

(2) ADDRESS PO 1767 Grand Junction DESCRIPTION OF WORK & INTENDED USE: Upgrade Toilet Rm to Comply w/ ADA - same

(2) TELEPHONE 970-434-9093

✓ 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 RSF-4 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_

Parking Req'mt \_\_\_\_\_  
 Special Conditions: interior remodel only, no change in use

Census Tract 10 Traffic Zone 21 Annx # \_\_\_\_\_

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 3/6/98

Department Approval [Signature] Date 3-6-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 3/6/98

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

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

Francis  
Constructors,  
Inc.

MARCH 4, 1998

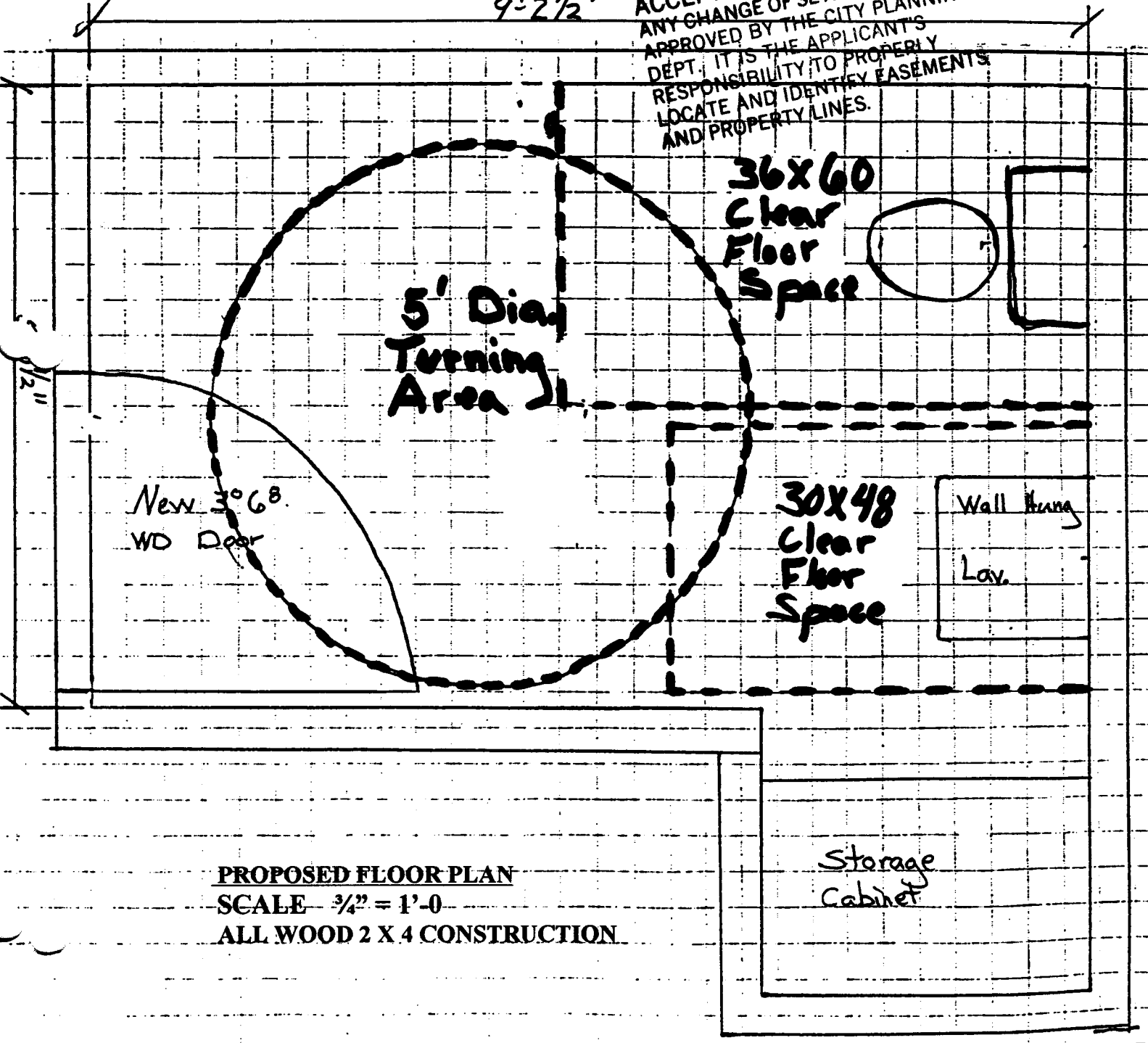
P. O. Box 1767 Grand Junction, CO 81502-1767 (970) 434-9093  
FAX (970) 434-7583

**COLORADO WEST MENTAL HEALTH CENTER**  
**643 27 1/2 ROAD**  
**GRAND JUNCTION CO.**

*BV-3-4-98 ok per BA*

9'-2 1/2"

ACCEPTED  
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.



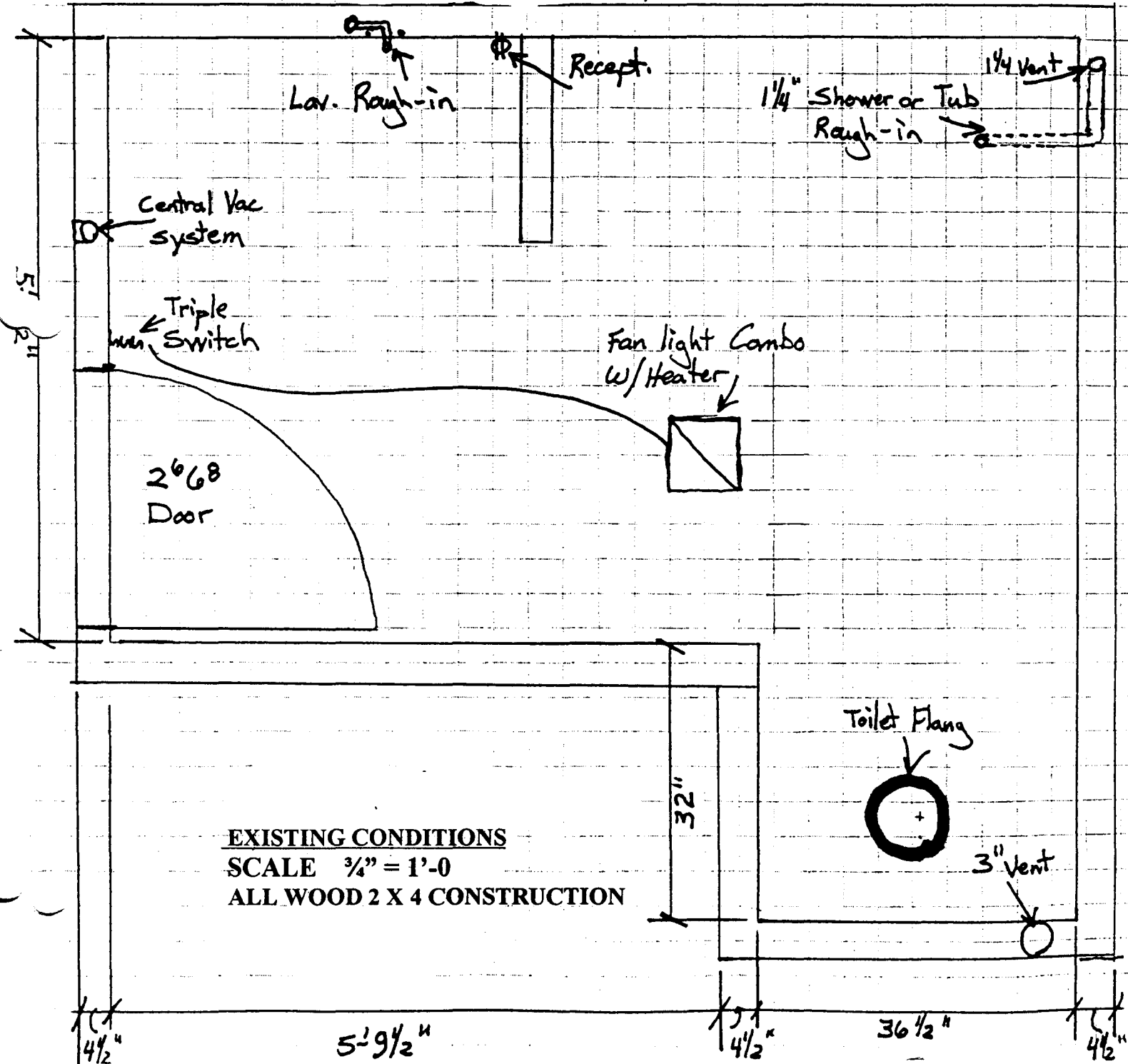
**PROPOSED FLOOR PLAN**  
**SCALE 3/4" = 1'-0"**  
**ALL WOOD 2 X 4 CONSTRUCTION**

Francis  
Constructors,  
Inc.

MARCH 4, 1998

P. O. Box 1767 Grand Junction, CO 81502-1767 (970) 434-9093  
FAX (970) 434-7583

**COLORADO WEST MENTAL HEALTH CENTER**  
**643 27 1/2 ROAD**  
**GRAND JUNCTION CO.**



Francis  
Constructors,  
Inc.

MARCH 4, 1998

P. O. Box 1767 Grand Junction, CO 81502-1767 (970) 434-9093

FAX (970) 434-7583

**COLORADO WEST MENTAL HEALTH CENTER**

**643 27 1/2 ROAD**

**GRAND JUNCTION CO.**

