

Group Home file

FEE \$	10 <sup>00</sup>
TCP \$	15000 <sup>00</sup>
SIF \$	NA



BLDG PERMIT NO.

38756-6474

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 546 Sparr Road TAX SCHEDULE NO. 2943-074-01-005  
 SUBDIVISION PARKERSON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1440  
 FILING BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1200  
 (1) OWNER LLB-LLC NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 433 N. 25<sup>TH</sup> ST. GJT. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-243-1503 USE OF EXISTING BLDGS RESIDENTIAL  
 (2) APPLICANT BOOKCLIFF MANOR DESCRIPTION OF WORK AND INTENDED USE: ADD - CA  
2897 ORCHARD AVE 1-STORY STRUCTURE  
P.O. Box  
 (2) TELEPHONE 970-245-0788 RESIDENTIAL CARE FACILITY - 8 BEDS.

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

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt 2  
 or 45 from center of ROW, whichever is greater  
 Side 5 from PL Rear 15 from PL Special Conditions See attached letter  
 Maximum Height \_\_\_\_\_ re: Residential Care Facility/KKA  
 CENSUS 6 TRAFFIC 28 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 9/24/99  
 Department Approval [Signature] Date 9-24-99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. COMBINED EQ W/ 2897  
 Utility Accounting [Signature] Date 9/24/99  
ORCHARD (#perm 6476)  
IS SUFFICIENT BASED ON  
ACTUAL CONSUMPTION

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)

**IMPROVEMENT LOCATION CERTIFICATE**

2897 ORCHARD AVENUE  
546 SPARN STREET & 548 SPARN STREET

WESTERN COLORADO TITLE #98-09-007V-C3

BURROWS ACCOUNT

PARCEL 1: LOTS 1 AND 2 IN BLOCK 1 OF PARKERSON SUBDIVISION, 546 Sparn Road  
MESA COUNTY, COLORADO.

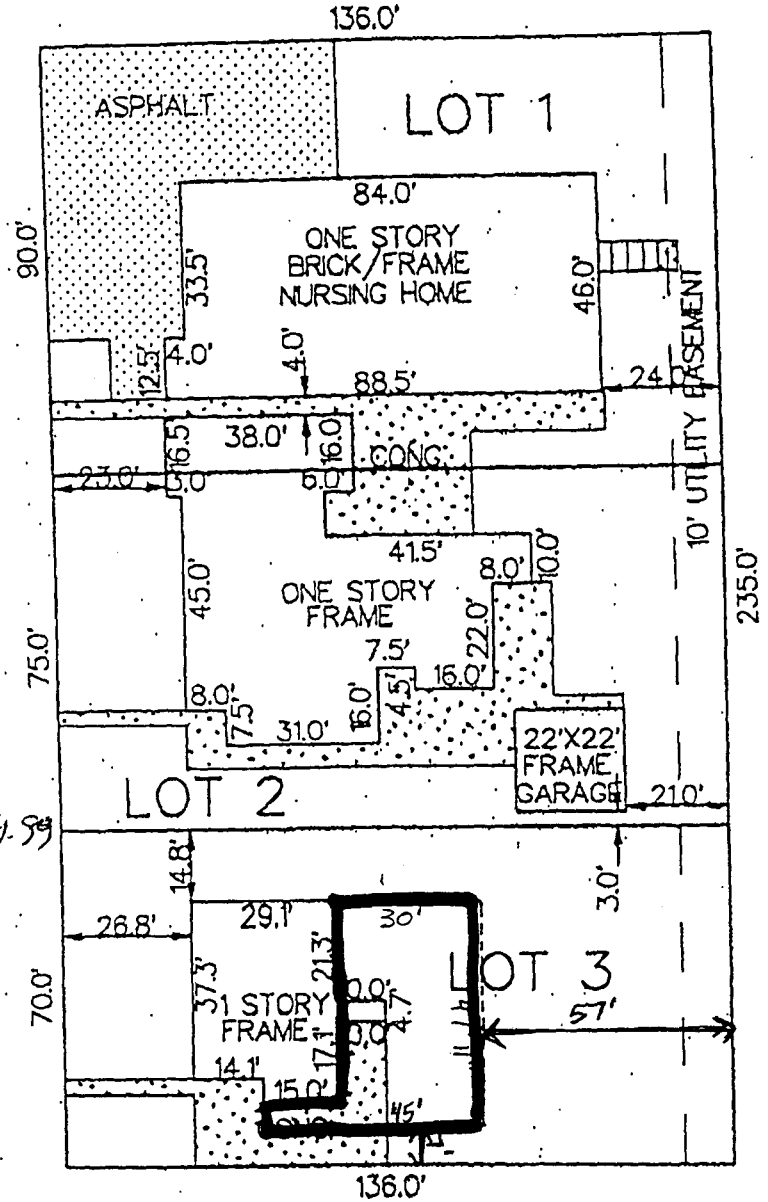
PARCEL 2: LOT 3 IN BLOCK 1 OF PARKERSON SUBDIVISION,  
MESA COUNTY, COLORADO.

**ORCHARD AVENUE**



SCALE: 1" = 40'

**SPARN STREET**



ACCEPTED  
 ANY CHANGE TO THIS PLAN SHALL BE  
 APPROVED BY THE CITY ENGINEER  
 BEFORE ANY CONSTRUCTION  
 BEGINS. THIS CERTIFICATE  
 LOCATES AND IDENTIFIES EASEMENTS  
 AND PROPERTY LINES.

*Bill N. Miller 9-24-99*

NOTE: A LAND SURVEY IS RECOMMENDED TO MORE ACCURATELY DETERMINE BUILDING SETBACKS.

**ADDITION**  
**PROPOSED NEW BUILDINGS**

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR AT&T SMALL BUSINESS,  
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT  
 OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON  
 THIS DATE, 10/20/98 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS  
 SHOWN. THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS  
 INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS  
 NOTED.

# City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 244-1599



Bruce Burroughs  
433 North 25<sup>th</sup> Street  
Grand Junction, CO 81501

July 23, 1999

RE: Bookcliff Manor  
546 Sparn Road

Dear Mr. Burroughs,

Community Development Department staff has reviewed the materials you recently submitted regarding the project referenced above. We have determined that the use will fit under the category of "Residential Care Facility" in Section 4-3-4 of the Zoning and Development Code, which is an allowed use in the RSF-8 zoning. This is based on your description of the facility which will operate/function separate from the larger facility located at 2897 Orchard Avenue despite it being under the same State license. In addition, per your letter, it is our understanding that the facility would have a maximum of 8 beds, staffed with 1 employee for each 8 hour shift, 24 hours a day and primarily serve Alzheimer's patients.

A Planning Clearance for a Building Permit may be issued for the proposed addition to the structure at 546 Sparn Road per the conditions of operation listed above. Please complete the enclosed form and include a Site Plan as requested and bring it to this office when you are ready to apply for a Building Permit.

Please call me at 244-1437 if you have further questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck  
Senior Planner

# IMPROVEMENT LOCATION CERTIFICATE

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546 SPARN STREET & 548 SPARN STREET

WESTERN COLORADO TITLE #98-09-007V-C3

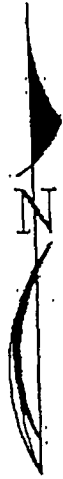
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546 Sparn Road

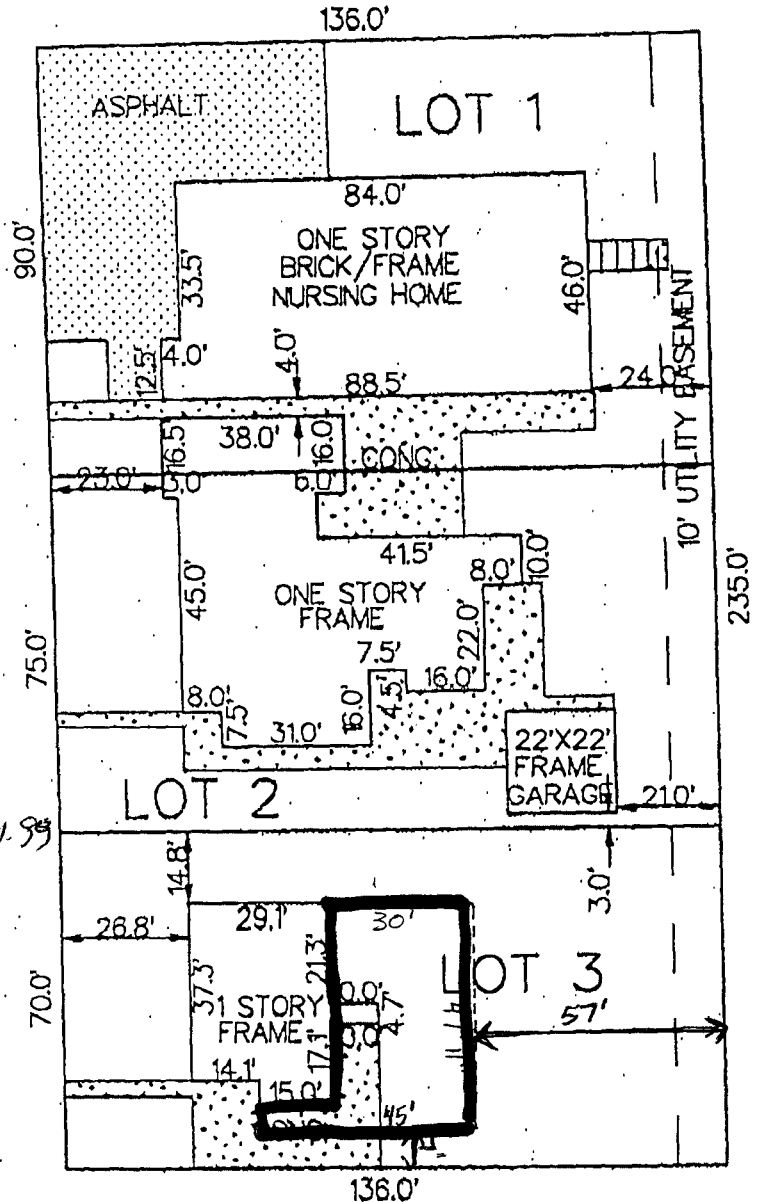
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MESA COUNTY, COLORADO.

ORCHARD AVENUE



SCALE: 1" = 40'

SPARN STREET



*Bill N. M. 9-24-98*

ACCEPTED  
ANY CHANGES TO THIS PLAN  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. THE CITY PLANNING  
RESPONSIBLE TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

NOTE: A LAND SURVEY IS RECOMMENDED  
TO MORE ACCURATELY DETERMINE  
BUILDING SETBACKS.

Proposed Addition  
New Structure

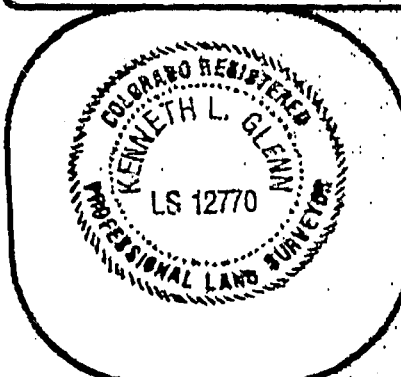
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NOTED.

○ = FOUND PIN

*Kenneth L. Glenn*

KENNETH L. GLENN R.L.S. 12770



**SURVEYIT**



by **GLENN**

MAILING:  
2754 COMPASS DRIVE  
SUITE 195  
GRAND JUNCTION, CO. 81506

PHONE: 970-245-3777 FAX: 241-4847

SURVEYED BY: K.G.

DATE SURVEYED: 10/20/98

DRAWN BY: J.H.

DATE DRAWN: 10/20/98

REVISION:

SCALE: 1" = 40'

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