

FEE \$	<u>10.00</u>
TCP \$	<u>3410.00</u>
SIF \$	<u> </u>

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

BLDG PERMIT NO. 77842



Your Bridge to a Better Community

BLDG ADDRESS 1444 N 23rd SQ. FT. OF PROPOSED BLDGS/ADDITION ~~227~~ 1186

TAX SCHEDULE NO. 2945-124-00-978 SQ. FT. OF EXISTING BLDGS 1725

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2914

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Mesa Development Services NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 950 Grand Ave USE OF EXISTING BUILDINGS Group Home

(1) TELEPHONE 970-243-~~887~~ 3702 DESCRIPTION OF WORK & INTENDED USE Group Home

(2) APPLICANT Bob McComick TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 950 Grand Ave

(2) TELEPHONE 970-243-3702

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 LMF-8 Maximum coverage of lot by structures 7090

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions Landscaping Required

CENSUS U TRAFFIC 31 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 _____

Department Approval [Signature] Date Jan. 17, 2001

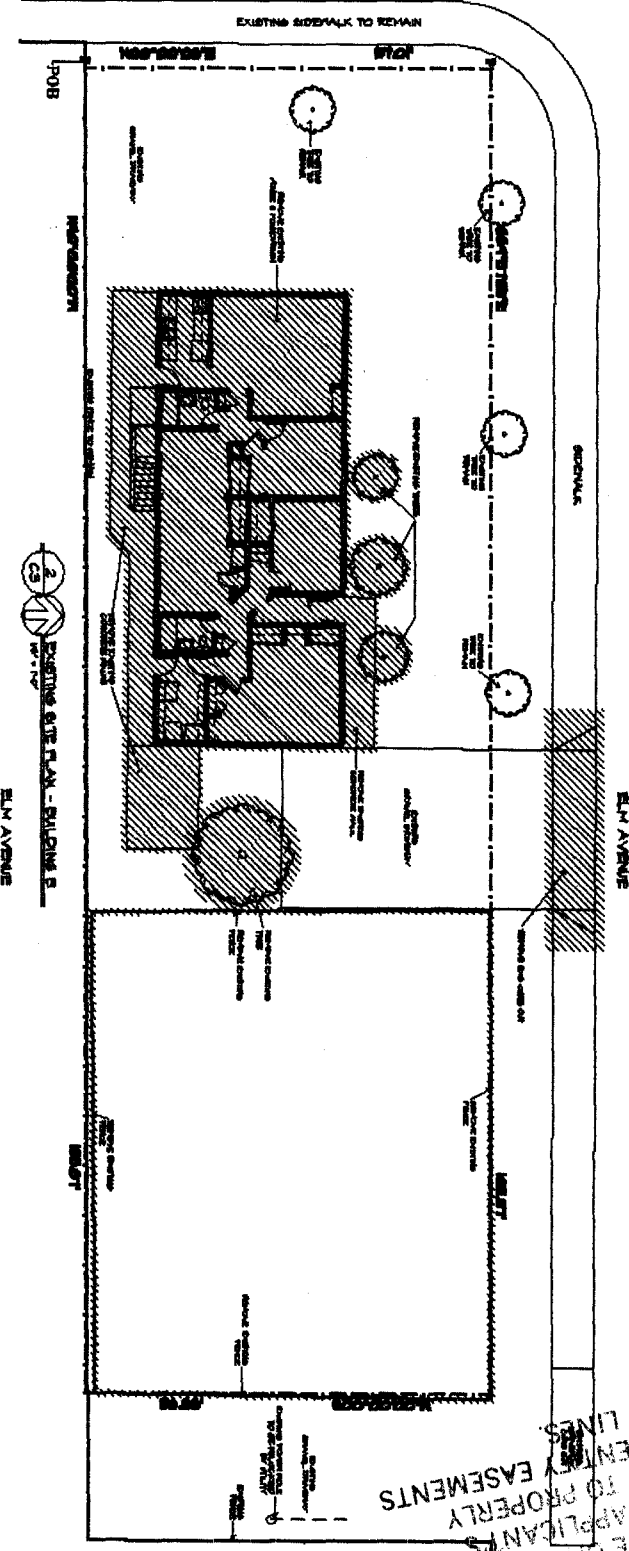
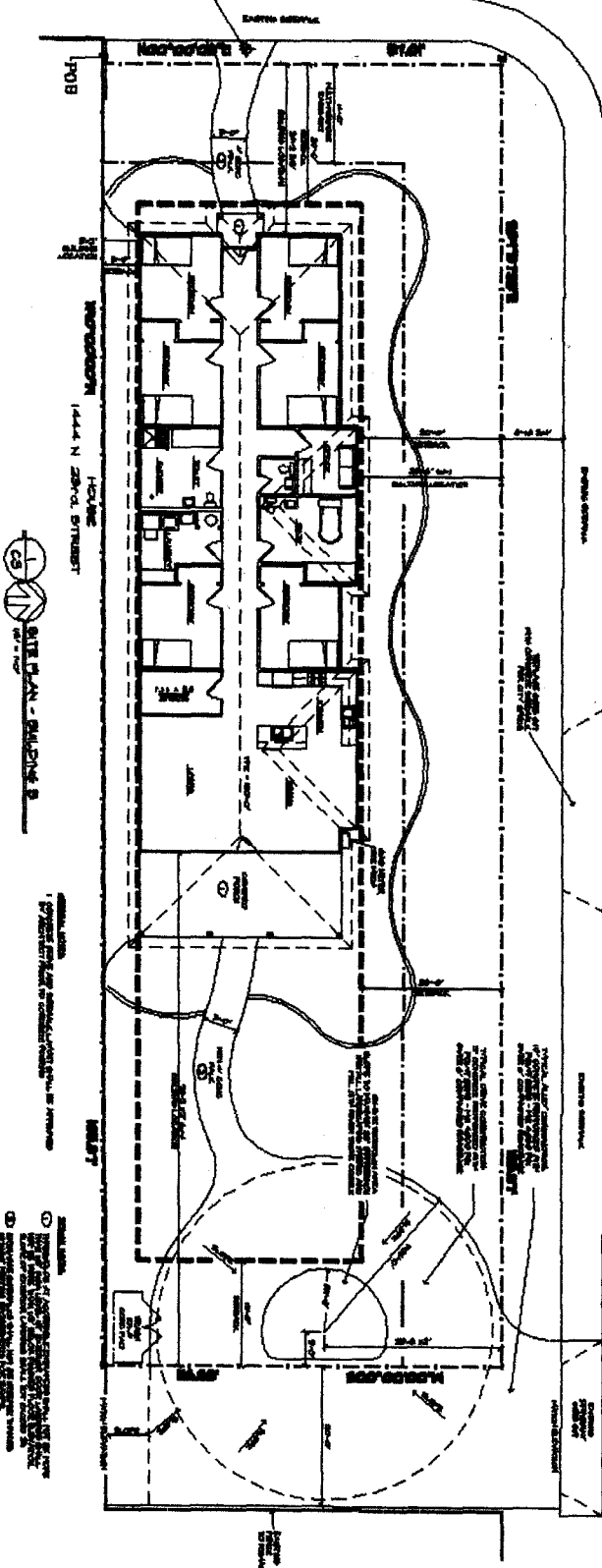
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O.No _____
Utility Accounting <u>[Signature]</u>	Date	<u>1-17-01</u>	

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)

NORTH 28th STREET

NORTH 28th STREET



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ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

03
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Mesa Developmental Services
 1444 N 23rd Street Group Home
 Grand Junction, CO

DKO
 ARCHITECTURE, PC