

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

54205-7534 *Lavilla Grand Care Center*

Building Address 2501 Little Bookcliff No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 2945 411-16-019 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 480

Subdivision \_\_\_\_\_ Sq. Ft. of Lot/Parcel 2.44 acres

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name FIVE STAR QUALITY CARE

Address LAVILLA GRANDE 2501 Little Bookcliff Dr.

City / State / Zip GRAND Jct., CO. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): 2 storage sheds

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SAME

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

Telephone 245-1211

NOTES: Moving 2 existing storage sheds

**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 B-1 Maximum coverage of lot by structures n/a

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 0' from PL Rear 15' from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 40' Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

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 12-28-04

Department Approval B. Paulson Date 12/29/04

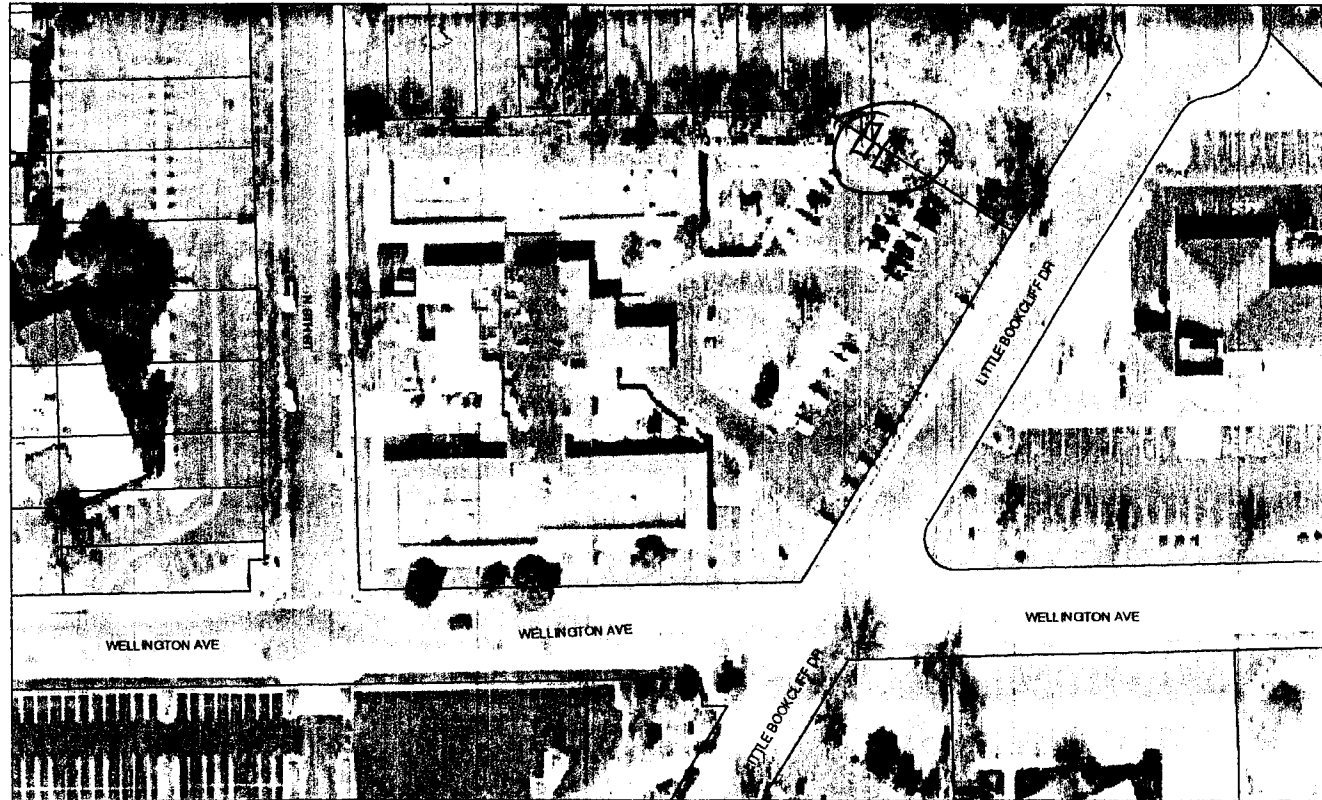
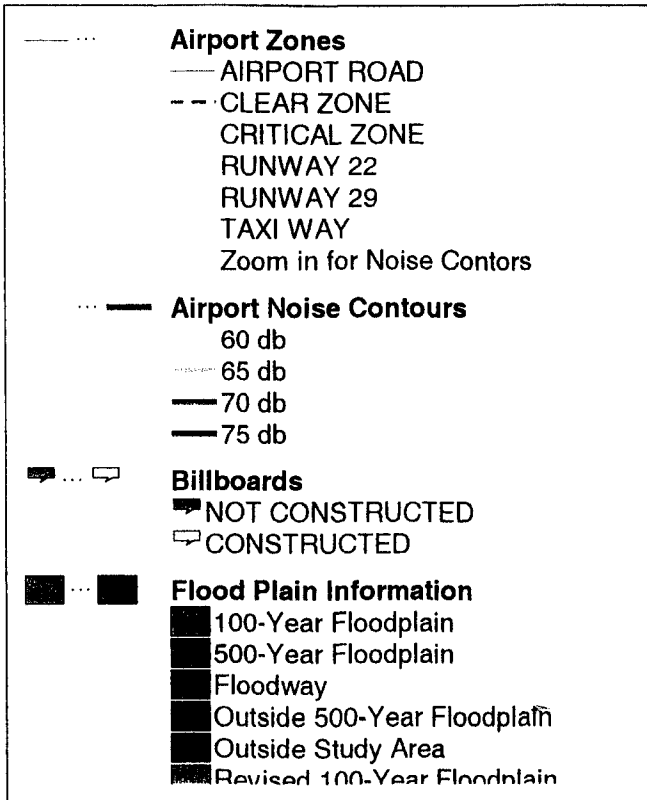
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. Shed -

Utility Accounting [Signature] Date 12/29/04

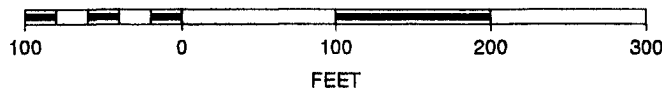
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# City of Grand Junction GIS Zoning Map ©

12-28-04  
Existing



SCALE 1 : 1,469



LA Villa Grande  
2501 Little Bookcliff



# City of Grand Junction GIS Zoning Map ©

12-28-04  
New

**Airport Zones**

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY
- Zoom in for Noise Contors

**Airport Noise Contours**

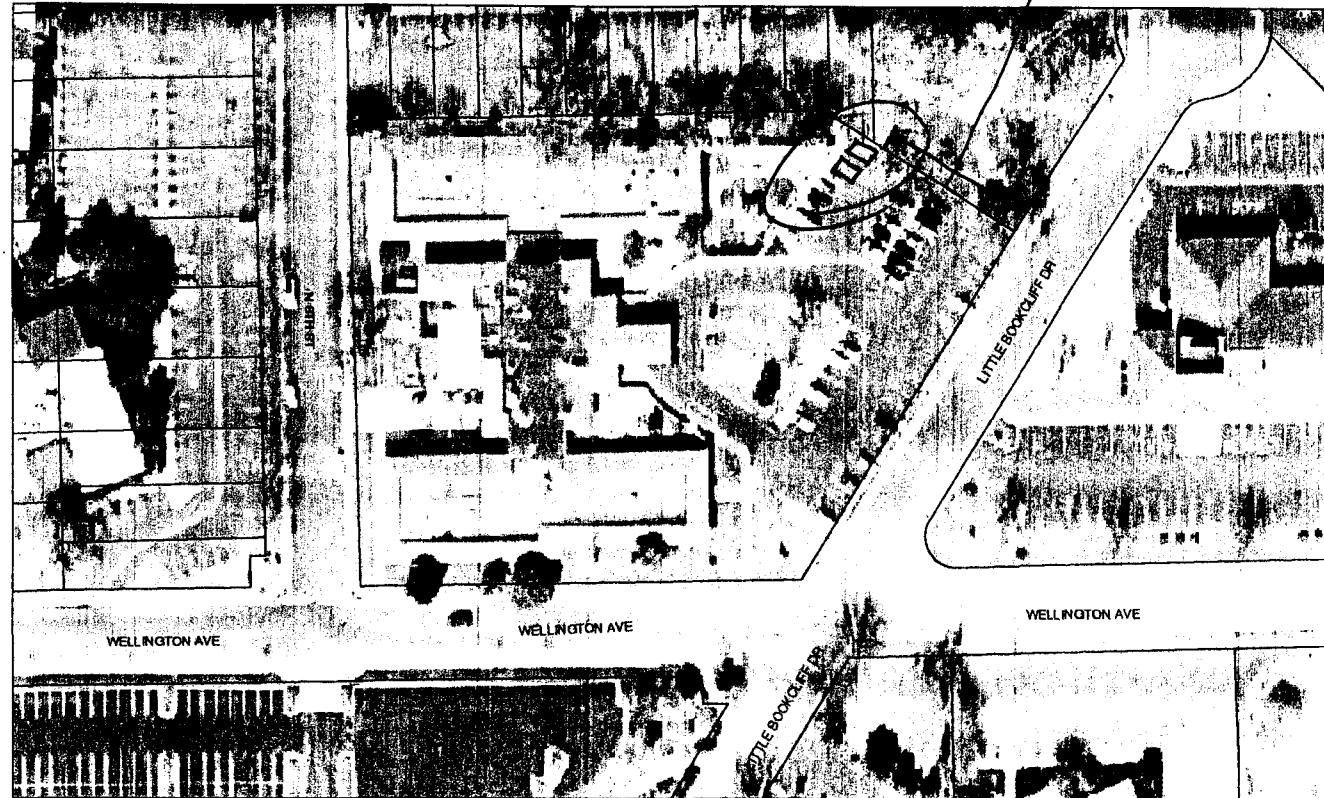
- 60 db
- 65 db
- 70 db
- 75 db

**Billboards**

- NOT CONSTRUCTED
- CONSTRUCTED

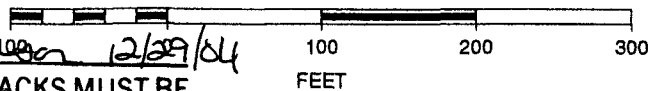
**Flood Plain Information**

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain



132 ft

SCALE 1 : 1,469



ACCEPTED *B. Paulson* 12/29/04  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*LAVILLA GRANDE  
 2501 Little Bookcliff*

