

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE # <u>CUP-2004-019</u>

Building Address 515 28 3/4 Road  
Parcel No. 2943-074-00-018  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Colo. West Mental Health  
Address P.O. Box 40  
City / State / Zip Greenwood Springs CO

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: 9' High Fence

**APPLICANT INFORMATION:**

Name Lloyd Dressler Facilities Manager  
Address 515 28 3/4 Road, Bldg 230  
City / State / Zip Grand Junction CO 81501  
Telephone (970) 241 6023 x 7096

\* FOR CHANGE OF USE:  
\*Existing Use: \_\_\_\_\_  
\*Proposed Use: \_\_\_\_\_  
Estimated Remodeling Cost \$ 32,215.00  
Current Fair Market Value of Structure \$ 3,875,860.

**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 about the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>C-1</u>		Maximum coverage of lot by structures	_____
SETBACKS: Front _____ from property line (PL)		Landscaping/Screening Required: YES _____ NO _____	
Side _____ from PL Rear _____ from PL		Parking Requirement _____	
Maximum Height of Structure(s) _____		Special Conditions: <u>approved per plan</u>	
Voting District _____	Ingress / Egress 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 10/24/06  
Department Approval Hayleen Henderson per Scott Peterson Date 10-26-06

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>10/26/06</u>	

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)

## J&S Fence Company, Inc.

2886 I-70 Business Loop  
Grand Junction, CO 81501  
(970) 243-2723, FAX: (970) 243-2735

Colorado West Mental Health  
515 28 3/4 Rd.  
Grand Junction, CO 81501  
fax: 242-8330  
Att: Lloyd  
Re: Chain Link Fence

We are pleased to provide an estimate for your chain link fence project. Our estimate is based on providing and installing approximately 722 l.f. of 9' high chain link (heavy industrial specifications). The footage includes 4 - 10' double swing gates and 2 - 4' walk gates. As per your request, we will give you an estimate for adding privacy stripping to the bottom 6' of chain link and an estimate without any stripping.

~~Estimate # 1 - No Stripping~~

~~Materials and labor - \$ 23642.00~~

Estimate # 2 - With Stripping

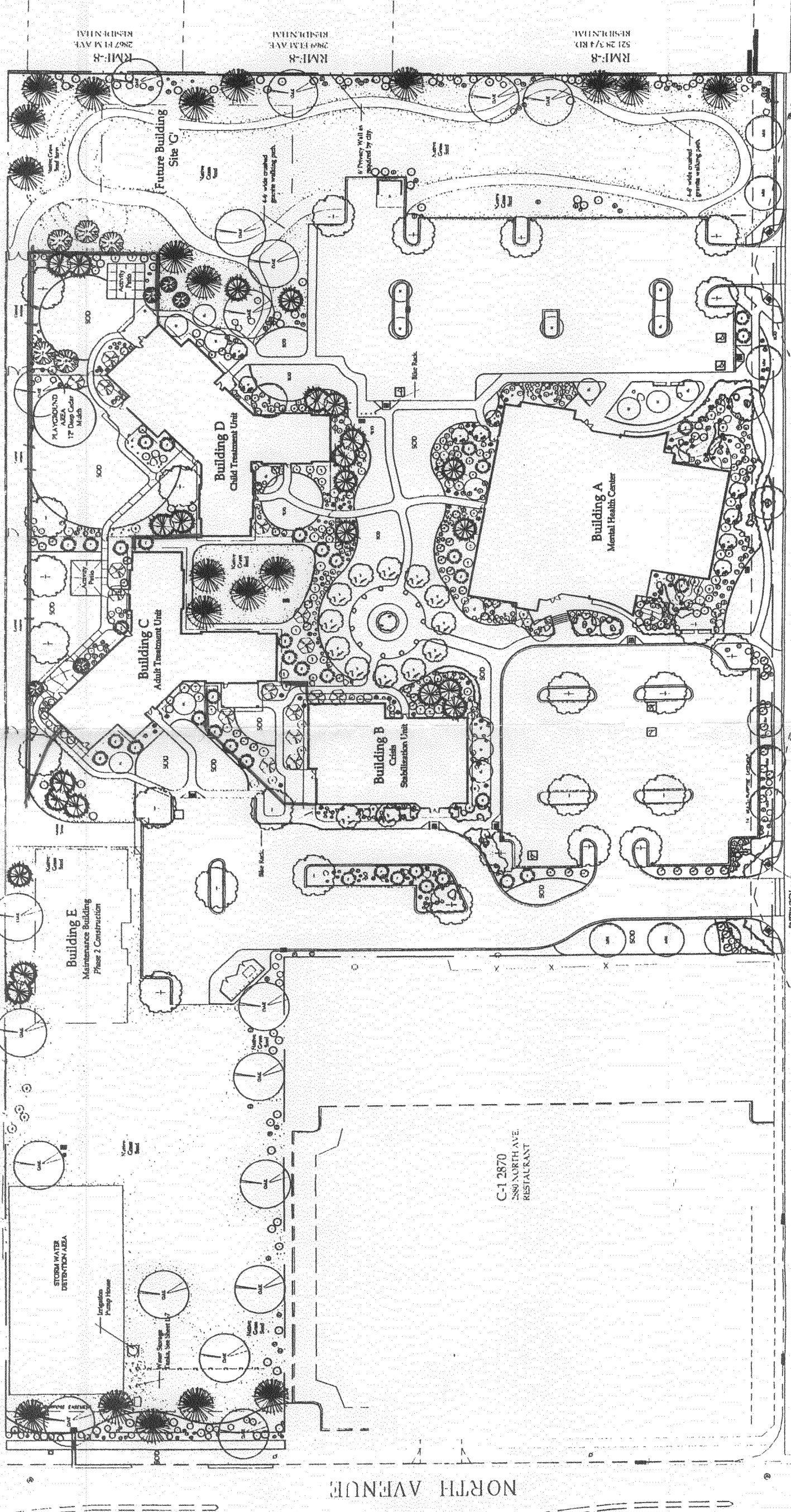
Materials and labor - \$ 32215.00

We would need to make a site visit to confirm the layout and footage to give you a firm bid.  
Please call if you have any questions.

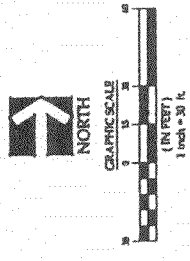
Doris Downey 

10-26-06  
 ACCEPTED *Gaylen Henderson*  
 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.

Existing 6 foot fence  
 Estimate #2 on Attached  
 985 proposed



28-3/4 ROAD



Overall Planting Plan

**GRAND DESIGNS**  
 LANDSCAPE ARCHITECTURE

JANUARY 2005

# Colorado Mental Health Facility

515 28 3/4 Road, Grand Junction, Colorado 81501

# City of Grand Junction

Department of Community Development

27581

Date 10/26/06  
 Payee Name Colorado West Mental Health  
 Mailing Address 515 28 3/4 Rd.  
 City, State, Zip Code Grand Junction, CO 81504  
 Telephone (970) 241-6023  
 Project Address/File/Name 515 28 3/4 Road

DESCRIPTION *	AMT	DESCRIPTION *	AMT
<b>DEVELOPMENT PROJECTS</b>		<b>PERMITS</b>	
100-321-43195-13-109465 (DEV)		100-321-43195-13-124415 (PERMIT)	
Rezoning, GPA		Temporary Use Permit	
Conditional Use		Sign Permit/Clearance (# )	
Major Sub-ODP, Prelim, Final		Fence Permit (# )	
Simple Subdivision		Home Occupation Permit	
PDR - ODP, Prelim, Final		Special Events Permit (# )	
ROW / Easement Vacation		↓ Main Street Banner Permit	
Replat / Property Line Adj		<b>OTHER</b>	
Variance		School Impact 701-905-43994 (SLD)	
Site Plan Review		Drainage 202-61314-43995-30 (DRAIN)	
Minor Change		TCP 2071-61314-43993-30 (TCP)	
Change of Use		Cash in Lieu of Half Street (General) 207-61314-43991-30	
Floodplain Permit		Cash in Lieu of Half Street (River Rd & D Rd) 204-61314-43991-30-F04600	
Revocable Permit		Mapping Svcs 401-254-43001-12-118830	
Sign Fee		Maps General 401-254-43001-12-118825	
↓		Map Books 401-254-43001-12-118800	
PLANNING CLEARANCE (# 1)	5.00	Manuals, Copies, Labels, etc.	
100-321-43195-13-124450 (PLAN)		100-321-43195-13-120515 (MANUAL)	

Treasurer Receipt No. \_\_\_\_\_  
 Planning Initials \_\_\_\_\_

TOTAL \$ 5.00  
 Cash  Check  Other

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)