

Grand Villa

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

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

BLDG PERMIT NO. _____

Building Address 1501 PATTERSON ROAD
 Parcel No. 2945-122-21-973
 Subdivision N/A
 Filing N/A Block N/A Lot N/A

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 12,900 Sq. Ft. Proposed 12,900
 Sq. Ft. of Lot / Parcel 135,000 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 250,000
 Height of Proposed Structure 11' STAIRCASE

OWNER INFORMATION:

Name GRAND VILLA ASSISTED LIVING
 Address 1501 PATTERSON ROAD
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): OUTSIDE

APPLICANT INFORMATION:

Name CITM CONSTRUCTION L.L.C
 Address 628 IMPERIAL LANE
 City / State / Zip GRAND JUNCTION CO 81504
 Telephone (970) 434-2844

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 <u>RMF-11c</u>	Maximum coverage of lot by structures <u>75%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

PAID
MAR 28 2006

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 3/28/06
 Department Approval Gayleen Henderson Date 3-28-06

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>3/28/06</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)

15th St

Driveway

Staircase

Assisted Living

Patterson Road

30'

30'

200'

3-28-06

ACCEPTED *Dayleen Henderson*
 ANY CHANGE OF THE BOOKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. PLANNING
 DEPARTMENT WILL PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.