

FEE \$	<u>Pd w/ SPR</u>
TCP \$	<u>9,627</u>
DRAINAGE FEE \$	<u>0</u>

copy in file

BLDG PERMIT NO.	
FILE #	<u>SPR-96-80</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 565 28 1/4 Rd TAX SCHEDULE NO. 2943-072-00-009

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 95,900

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Shadowfax Properties, Inc dba Orchard Lodge, Ltd NO. OF DWELLING UNITS BEFORE: 0 AFTER: 111 CONSTRUCTION

(1) ADDRESS 11999 San Vicente Blvd #440 Los Angeles, CA 90049 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (310) 471-5852 USE OF ALL EXISTING BLDGS N/A

(2) APPLICANT Arthur M. Tafel DESCRIPTION OF WORK & INTENDED USE: Construction of a 2 story 111 unit senior citizens congregate living facility w/ related gardens

(2) ADDRESS 3505 N. 12th #D15

(2) TELEPHONE 243-0501

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-16 Landscaping / Screening Required: YES ___ NO ___

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions: see file

Side _____ from PL Rear _____ from PL

Maximum Height _____ CENS.T. 6 T.ZONE 28 ANNEX # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Arthur M. Tafel Date 9-19-96

Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. W/O 9525-

Utility Accounting Miller Fowler Date 9-19-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)