

DATE SUBMITTED: 10/11/85

PERMIT # 2443E

FEE 5000 PD

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 623 26 1/2 Road

SQ. FT. OF BLDG: 75,000

SUBDIVISION: _____

SQ. FT. OF LOT: 4 + Acres

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY ^{Retirement} UNITS: 98 Rooms

TAX SCHEDULE NUMBER:
294502300026

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: Mesa View Retirement Association

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 623 26 1/2 Road

N/A

PHONE: 242 2930

DESCRIPTION OF WORK AND INTENDED USE:
New Construction for Retirement complex

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: PR-20

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____ R PER

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: AS PER

CENSUS TRACT #: 10

PARKING SPACES REQ'D: PLAN

TRAFFIC ZONE: 20

LANDSCAPING/SCREENING:
LANDSCAPE DESIGN TO BE SUBMITTED DEC. 15, 1985 APPROVED # 16-84

SPECIAL CONDITIONS: 1) No construction begins till land swap/purchase complete 2) remove construction trailer once or prior to perm. bldg is occupied.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: Nov. 18 1985

APPROVED BY: Mike Sutherland

William E. Olson
SIGNATURE
Giam Berndt 242-2930

