

DATE SUBMITTED: 3-31-88-originally
8-3-88

PERMIT # 30891

FEE N/C

See file # 14-88

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 601 Hazen Pl

SQ. FT. OF BLDG: 2200 sq ft

SUBDIVISION: Mesa View Retirement

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 102

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2945-023-24-002

PROPERTY OWNER: Holiday Retirement Corp.

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: P.O. Box 14111, Salem, OR

Residential

PHONE: 503/370-7070

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

DESCRIPTION OF WORK AND INTENDED USE:

Construct 12 covered parking spaces along west property line

FOR OFFICE USE ONLY

ZONE: PR 28

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: per plans file # 16-84

CENSUS TRACT #: 10

PARKING SPACES REQ'D: per minor change

TRAFFIC ZONE: 24

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: per minor change letter in file # 16-84/14-88

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE 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: 8/3/88

APPROVED BY: Kathy [Signature]

James D. [Signature]
SIGNATURE

oved per Minor change

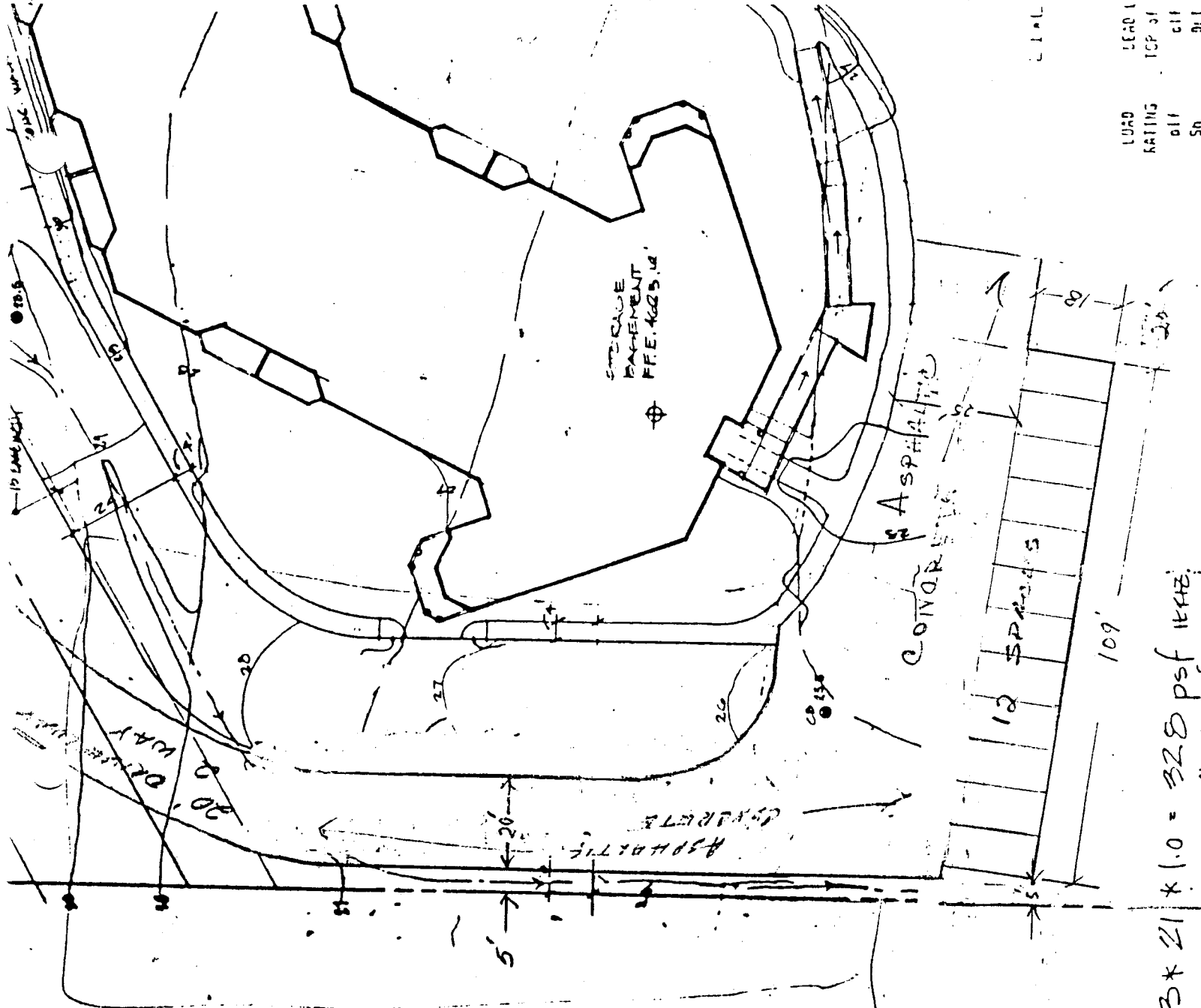
3-31-88 M. Sutherland

Relocation
approved
KLL

PEAM 11/25/20

WIND LOAD - 90 mph

$$P = C_e C_g q_s I = 1.2 \times 1.3 \times 21 \times 1.0 = 32.8 \text{ psf 14K2}$$



DATE SUBMITTED: 3-31-88

PERMIT # _____

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 601 HORIZON PLACE

SQ. FT. OF BLDG: 2200 sq. ft.

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: 102

TAX SCHEDULE NUMBER:
2945-023-24-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: HOLIDAY RETIREMENT CORP.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 14111, SALEM, OR 97309-2511

RESIDENTIAL

PHONE: 503-370-7070

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

DESCRIPTION OF WORK AND INTENDED USE:

CONSTRUCT 12 COVERED PARKING
SPACES ALONG WEST PROPERTY
LINE.

FOR OFFICE USE ONLY

ZONE: PR-28

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: per plans file # 16-84

CENSUS TRACT #: 10

PARKING SPACES REQ'D: per minor change 4-14-88

TRAFFIC ZONE: 2A

LANDSCAPING/SCREENING: 1/2

SPECIAL CONDITIONS: per minor change
letter in file # 16-84 4-14-88

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.

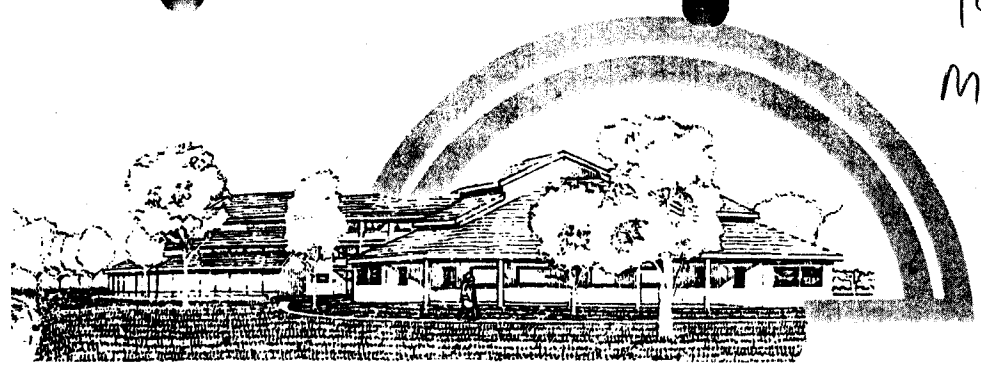
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3-31-88

APPROVED BY: W. Sathrud

James D. Robertson
SIGNATURE

14-88
Minor Change



Mesa View
ELEGANT RETIREMENT LIVING

MARCH 31, 1988

MR. MICHAEL SUTHERLAND
CITY DEVELOPMENT PLANNER
CITY OF GRAND JUNCTION
250 NORTH FIFTH STREET
GRAND JUNCTION, COLORADO 91501

DEAR MR. SUTHERLAND,

MESA VIEW RETIREMENT, OWNED BY HOLIDAY RETIREMENT CORPORATION, REQUESTS PERMISSION TO CONSTRUCT 12 COVERED PARKING SPACES ALONG THE WEST PROPERTY LINE. THE 24.0 FOOT WIDE DRIVEWAY ACCESS AND THE PARKING SURFACE WILL BE 0.25 FOOT THICK ASPHALTIC CONCRETE WITH A 1 FOOT THICK COMPACTED #2 CRUSHED ROCK BASE. WE ALSO WILL PROVIDE UNDER GROUND DRAINAGE TO PICK UP SURFACE WATER FROM THE EXISTING PARKING SURFACE AND THE PROPOSED WHICH WILL DAY-LIGHT DIRECTLY INTO THE RANCHMAN'S DRAINAGE DITCH ALONG THE SOUTH PROPERTY LINE. THE DRAINAGE SYSTEM FOR THE PARKING HAS BEEN APPROVED BY MR. HENDERSON AND PHIL BERTRAND OF THE GRAND VALLEY IRRIGATION COMPANY ON MARCH 31, 1988. ENCLOSED WITH THIS LETTER IS A SITE AND ARCHITECTURAL PLAN OF THIS PROJECT WHICH SHOWS THE LOCATION AND CONSTRUCTION DETAILS WE PLAN TO FOLLOW.

THANK YOU
James D. Robertson
JAMES D. ROBERTSON
PROJECT MANAGER
COLSON AND COLSON CONST. Co.
HOLIDAY RETIREMENT CORP.
P.O. Box 14111
SALEM, OREGON 97309-2511

file #16-84 (2/2)
See #16-84 for plans
601 Horizon Place • Grand Junction, Colorado 81506 • (303) 241-0772