

DATE SUBMITTED: 2-23-93

PERMIT NO. 44 ✓

FEE \$ 20⁰⁰ ✓

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2835 Patterson Rd SQ. FT. OF BLDG: 7618 #

^{NEW} SUBDIVISION Heritage Homes - The Falls SQ. FT. OF LOT: 1.93 Acres

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: Equivalent to 6 units

^{OLD} TAX SCHEDULE # 2943-072-00-027 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A (2.5 x 15 bedrooms)

OWNER Heritage Elderly Care USE OF EXISTING BUILDINGS: _____

ADDRESS 2955 F. Road N/A

TELEPHONE: 243-7224 DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCTION of 15 Bedroom Elderly Care Facility

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR - SEE File #2392 FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR As per approved plan CENSUS TRACT: (0) TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____ PARKING REQ'MT As per approved plan

LANDSCAPING/SCREENING REQUIRED: SPECIAL CONDITIONS: _____

SEE File # 23-92 This Clearance is for the 15 bedroom Facility only!
File # 23-92

OPEN SPACE Fees have been PAID

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 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.

[Signature]
Department Approval

[Signature]
Applicant Signature

2-23-93
Date Approved

Date

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