

DATE SUBMITTED: June 23, 1993

PERMIT NO. 45496 ✓

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2835 Patterson

SQ. FT. OF BLDG: 7618

SUBDIVISION Heritage Homes -
The Falls

SQ. FT. OF LOT: 1.86 acres

FILING # 1 BLK # 1 LOT # 1

NO. OF FAMILY UNITS: Equivalent to 6 units

TAX SCHEDULE # 2943-072-25-001

NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: 1

OWNER Heritage Elder Care

USE OF EXISTING BUILDINGS: Assisted Care

ADDRESS 2835 Patterson Road

DESCRIPTION OF WORK AND INTENDED USE:
Construction of a 15 unit assisted
care home

TELEPHONE: 303 243 7224

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

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT PER APPROVED

GEOLOGIC HAZARD: YES _____ NO _____

SIDE AS REAR

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT PLAN - (MINOR CHANGE)

PARKING REQ'MT See File # 23-92

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

See File # 23-92

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

6-24-93
Date Approved

6/23/93
Date

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

STAFF REVIEW

FILE: #23-92 (2)

DATE: June 22, 1993

STAFF: David Thornton 

REQUEST: Minor Change for Heritage Homes at the Falls

LOCATION: 2835 Patterson Road

APPLICANTS: Bill Ihrig

STAFF ANALYSIS:

Review Comments

1. To provide adequate fire protection, the buildings shall be constructed with a sprinkler system.
2. The 10' driveway along the East property line shall be signed as private, authorized vehicles only. Please be advised that the width and steepness of this driveway does not meet code and would not be allowed for general public use and therefore shall be built and utilized at the property owners risk.
3. Per City Ordinance section 25-26, each building requires its own separate sewer service. Dual connections to the 6 inch line are not allowed.

STAFF APPROVAL:

Staff approves this minor change subject to the revised site plan dated 6/8/93 and the above review comments.