

DATE SUBMITTED 1/7/94

BUILDING PERMIT NO. 47338

FEE \$ paid

*Notice of address change mailed 2/15/94*

### PLANNING CLEARANCE

Major site plan review, multi-family development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

BLDG ADDRESS 2845 N. 15th St.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~ 30,000 sq. ft.

SUBDIVISION Hilltop #2

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2

NO. OF FAMILY UNITS \_\_\_\_\_

TAX SCHEDULE NO. 2945-013-11-003

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

OWNER JHS - Limited Liability Co

USE OF EXISTING BLDGS \_\_\_\_\_

ADDRESS P.O. Box 2981 G.J. 81502

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243-9898

New Nursing Care facility

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

ZONE PB

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from property line

CENSUS TRACT 10 TRAFFIC ZONE 21

Rear \_\_\_\_\_ from property line

Parking Req'mt as per file/plan

Maximum Height \_\_\_\_\_

File Number # 93-93

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: All Fire Dept. requirements must be satisfied prior to issuance of the Building Permit

Landscaping/Screening Req'd \_\_\_\_\_

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). 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval Kathy Portner

Applicant Signature Fredrick A. Schumacher

Date Approved 1/7/94

Date 1/7/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) (Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

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NO. OF FAMILY UNITS \_\_\_\_\_

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NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

OWNER J. HS - Limited Liability Co

USE OF EXISTING BLDGS \_\_\_\_\_

ADDRESS P.O. Box 2931 G3. 8/532

DESCRIPTION OF WORK AND INTENDED USE:  
New Nursing Care facility

TELEPHONE 243-9898

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