

FEE \$10.00

BLDG PERMIT NO.

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3023-1840-06-4

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2678 Del Mar Drive TAX SCHEDULE NO. 2701-264-18-009

SUBDIVISION Paradise Hills SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

FILING 5 BLK 19 LOT 8 SQ. FT. OF EXISTING BLDG(S) 2400

(1) OWNER David W. Berry NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2908 Hermosa Ct. - GJ

(1) TELEPHONE 256-1056 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT David W. Berry USE OF ALL EXISTING BLDGS Home

(2) ADDRESS 2908 Hermosa Ct. - GJ DESCRIPTION OF WORK & INTENDED USE: Install

(2) TELEPHONE 256-1056 grab bars and fire alarm system / Residential Care Facility

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Landscaping / Screening Required: YES NO

SETBACKS: Front 15 from Property Line (PL) or Parking Req'mt 3 spaces as per Code
45 from center of ROW, whichever is greater

Side 7 from PL Rear 30 from PL Special Conditions: Interior Remodel Only Residential Care Facility w/s

Maximum Height 32 ft. beds (No other within 750ft as required by state statute (see attached info.))

Maximum coverage of lot by structures 35% CENSUS TRACT 16 TRAFFIC ZONE 13

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 10/5/94

Department Approval [Signature] Date 10/5/94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A

Utility Accounting Millie Fowler Date 10-5-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

David - This list covers the entire Western Slope
The number at the right is the number of
beds they have in each facility.

PERSONAL CARE BOARDING HOMES
SURVEYED BY GRAND JUNCTION OFFICE

CASTLE CREEK TERRACE 0200 CASTLE CREEK ROAD ASPEN CO 81611 595-4464 MAIL TO: SENIOR HOUSING OPTIONS 1660 WYNKOOP STREET SUITE 850 DENVER CO 80202-1145	PCBH	8
ABERNATHY'S CARE HOME 42811 HIGHWAY 160 P O BOX 162 BAYFIELD CO 81122 884-2233	PCBH	16
VALLEY VIEW HOME 40355 HIGHWAY 160 P O BOX 54 BAYFIELD CO 81122 884-2200	PCBH	7
HERITAGE PARK CARE CENTER 1200 VILLAGE ROAD CARBONDALE CO 81623	PCBH	8
BLOSSOM VIEW RETIREMENT HOME EAST 3456 F ROAD CLIFTON CO 81520 434-6707	PCBH	16
PEACH TREE ADULT CARE CENTER #2 3452 F ROAD CLIFTON CO 81520 434-4342	PCBH	12
MT. GARFIELD RETIREMENT HOME I 3291 LOMBARDY STREET CLIFTON CO 81520 434-8919	PCBH	15
MT. GARFIELD RETIREMENT HOME II 3293 LOMBARDY STREET CLIFTON CO 81520 434-7107	PCBH	15
PEACH TREE ADULT CARE CENTER #1 3450 F ROAD CLIFTON CO 81520 434-7062	PCBH	16
SUNRISE EAST ADULT CARE HOME 498 32 ROAD CLIFTON CO 81520 434-4342	PCBH	5

PERSONAL CARE BOARDING HOME - 2

MADISON HOUSE 120 SOUTH MADISON CORTEZ CO 81321 565-2047 MAIL TO: VICKIE KNOX SENIOR HOUSING OPTIONS 1660 WYNKOOP STREET SUITE 850 DENVER CO 80202-1145	PCBH ACF	27
PINE STREET CARE CENTER 325 SOUTH PINE CORTEZ CO 81321 565-2167	PCBH	5
RAINBOW LIVING CENTER 1170 BREEZE STREET CRAIG CO 81625 MAIL TO: 1188 BREEZE STREET 824-2034	PCBH	9
RAINBOW LIVING CENTER ANNEX 1188 BREEZE STREET CRAIG CO 81625 824-2034	PCBH	3
BEAR BOARDING HOME 1001 GRAND DELTA CO 81416 874-7111	PCBH	8
BETHESDA CARE CENTER 2050 SOUTH MAIN DELTA CO 81416 874-9773	PCBH	10
DELTA HOUSE 233 MAIN STREET DELTA CO 81416 874-4448	PCBH	16
WARREN'S BOARD AND CARE 103 NORTH 18TH STREET P O BOX 335 DOLORES CO 81303 882-7438	PCBH	12
GOLDEN GENTRY 2518 HWY 172 DURANGO CO 81301 259-3227	PCBH	16
SUNNYSIDE BOARD AND CARE HOME 7586 SOUTH HIGHWAY 550 DURANGO CO 81301 247-5840	PCBH	16

PERSONAL CARE BOARDING HOMES - 3

<p>THE OAKS 805 WEST OTTLEY FRUITA CO 81521 MAIL TO: FAMILY HEALTH WEST 228 NORTH CHERRY BOX 130 FRUITA CO 81521</p>	PCBH	102
<p>THE WILLOWS 243 NORTH CHERRY FRUITA CO 81521 858-1059</p>	PCBH	26
<p>DEERHAVEN, INC 55785 HWY 6 & 24 GLENWOOD SPRINGS CO 81601 945-0609</p>	PCBH	5
<p>BOOKCLIFF MANOR 2897 ORCHARD AVENUE GRAND JUNCTION CO 81501 245-0788</p>	PCBH	24
<p>GRAND VILLA 1501 PATTERSON GRAND JUNCTION CO 81506 241-9706</p>	PCBH	48
<p>HERITAGE HOMES 1530 WALNUT GRAND JUNCTION CO 81501 243-7224</p>	PCBH	30
<p>MESA VIEW HOME 2320 MONUMENT ROAD GRAND JUNCTION CO 81503 242-3862</p>	PCBH	14
<p>RAINBOW VILLA RETIREMENT HOME 2126 RAINBOW RANCH COURT GRAND JUNCTION CO 81503 242-3529</p>	PCBH	8
<p>STEPHENSONS 2225 NORTH 13TH GRAND JUNCTION CO 81501 243-0177</p>	PCBH	9
<p>SAN JUAN LIVING CENTER 1043 RIDGE MONTROSE CO 81401 249-9683</p>	PCBH	12
<p>SPRING CREEK CHALET 2710 SUNNYSIDE ROAD MONTROSE CO 81401 249-2438</p>	PCBH	26

PERSONAL CARE BOARDING HOMES - 4

TINA'S GUEST HOME
637 NORTH NEVADA
MONTROSE CO 81401
249-5477

PCBH 6

CARLA'S RETREAT
423 HIGHWAY 348
OLATHE CO 81425
323-6282

PCBH 10

PONDEROSA BOARD AND CARE HOME
102 CUTLER CREEK DRIVE
OURAY CO 81427
325-4522

PCBH
ACF 7

Sutton Home

2908 Hermosa Ct.

Grand Junction

Mesa

Facility Name

Address

City

County

Written evidence of compliance with local zoning, fire, and building codes and ordinances must be obtained. Contact the city or county departments in your area and have the director or designee sign below or otherwise indicate approval. Please return this form, signed by the proper authorities, with your license application. An initial inspection cannot be conducted until these approvals are obtained.

LOCAL ZONING APPROVAL

The above-named facility meets the requirements for zoning approval.

[X] Yes
[] No

If "No" please explain below or on a separate attachment. Building Zone _____

[Signature]

Senior Planner
Title

10/5/94
Date

Remarks:

LOCAL FIRE DEPARTMENT APPROVAL

The above-named facility meets the applicable fire codes and ordinances within our jurisdiction.

[X] Yes
[] No

If "No" please explain below or on a separate attachment.

Frank Masterson, FIRE INSPECTOR

10/4/94
Date

Remarks: FIRE ALARM CONTRACTOR MUST SUBMIT PLANS TO FIRE DEPARTMENT FOR REVIEW. SYSTEM MUST BE CERTIFIED BY FIRE DEPARTMENT BEFORE USE.

LOCAL BUILDING DEPARTMENT APPROVAL

The above-named facility meets the applicable building codes and ordinances within our jurisdiction.

[X] Yes
[] No

If "No" please explain below or on a separate attachment.

Robert C. [Signature]

ASSISTANT Building Officer
Title

10-4-94
Date

Remarks:

Remarks:

Return to: Colorado Department of Public Health and Environment
Health Facilities Division
4300 Cherry Creek Drive South
Denver, CO 80222-1530