

Planning \$	Drainage \$
TCP \$ 3,120	Open Space School Impact \$ 2,160

BLDG PERMIT NO. 59471
FILE # PDR-1997-065

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2835 PATTERSON RD TAX SCHEDULE NO. 2943 072 25001

SUBDIVISION THE FALLS/Heritage Homes SQ. FT. OF PROPOSED BLDG(S)/ADDITION 15294

FILING --- BLK --- LOT 1 SQ. FT. OF EXISTING BLDG(S) ---

(1) OWNER HERITAGE ELDER CARE NO. OF DWELLING UNITS
BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) ADDRESS 2835 PATTERSON RD

(1) TELEPHONE 243-7224 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 CONSTRUCTION

(2) APPLICANT SAME USE OF ALL EXISTING BLDGS ELDER CARE

(2) ADDRESS --- DESCRIPTION OF WORK & INTENDED USE: ERECT

(2) TELEPHONE --- BUILDING FOR ASSISTED CARE

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 PR 9.5 Landscaping / Screening Required: YES X NO ---

SETBACKS: Front 20 from Property Line (PL) or Parking Req't Yes
--- from center of ROW, whichever is greater

Side 10 from PL Rear 43 from PL Special Conditions: See Site plan

Maximum Height --- Census Tract 6 Traffic Zone 28 Annx # ---

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 5/5/97

Department Approval [Signature] Date 5/5/97

Additional water and/or sewer tap fee(s) are required: YES ✓ NO --- W/O No. 16/39

Utility Accounting [Signature] Date 5-5-97

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

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