

| | |
|------------------------------|----------------------------|
| Planning \$ <u>PJ w/ SPR</u> | Drainage \$ <u>NA</u> |
| TCP \$ <u>NA</u> | School Impact \$ <u>NA</u> |

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|------------------------------|
| BLDG PERMIT NO. <u>6-197</u> |
| FILE # <u>PDR-1997-201</u> |

15th St Credit

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 3203 N 15th TAX SCHEDULE NO. 2945 013 00 009
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 95000 SF
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Hilltop Community Resources NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 94 CONSTRUCTION
 (1) ADDRESS 1331 Hermosa Ave
 (1) TELEPHONE 2424400 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 11 CONSTRUCTION
 (2) APPLICANT Hilltop USE OF ALL EXISTING BLDGS Assisted Living
 (2) ADDRESS 1331 Hermosa Ave DESCRIPTION OF WORK & INTENDED USE: Same ↑
 (2) TELEPHONE 2424400

✓ 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 9.4 Landscaping / Screening Required: YES NO _____
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Parking Req'mt Per plan
 Maximum Height Per File Special Conditions: Improvements completed or DIA prior to C.O.
 Maximum coverage of lot by structures _____ Census Tract _____ Traffic Zone _____ 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 3-20-98
 Department Approval [Signature] Date 3/20/98
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. #11083
 Utility Accounting [Signature] Date 3-20-98

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)

344° 11' 12" E 620.16'

4703

4703

4693

4680

4660

4640

4620

4600

4580

4560

4540

4520

4500

4480

4460

4440

4420

4400

4380

4360

4340

4320

4300

4280

4260

4240

4220

4200

4180

4160

4140

4120

4100

4080

4060

4040

4020

4000

3980

3960

3940

3920

3900

3880

3860

3840

3820

NO. 0145 E 659.14'

15TH STREET
 15TH STREET
 15TH STREET

5' 00" 00" 00" E

15TH STREET

15TH STREET

15TH STREET

RESIDENCE

ASSISTED LIVING CENTER 25 UNITS

EXTERIOR FOUNTAIN

POND RETENTION

RETENTION

ACCEPTED *VLA 3/20/98*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IN CONSULTATION WITH THE ADJACENT PROPERTY OWNERS. PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

14TH STREET

209-4 FAIRMOUNT NORTH SUBDIVISION



SITE PLAN
 1" = 40'-0"

| | |
|------------------------|-----------|
| ASSISTED LIVING CENTER | 75 UNITS |
| DUPLEX COTTAGES, 2 TYP | 18 UNITS |
| SINGLE COTTAGES, 1 TYP | 1 UNIT |
| TOTAL UNITS | 94 UNITS |
| SITE AREA | 10 ACRES |
| SITE DENSITY | 4.4 UNITS |

TRAIL EASEMENT, REFERENC

