

Planning \$ <u>1500</u>	Drainage \$ <u>    </u>
TCP \$ <u>    </u>	School Impact \$ <u>    </u>

BLDG PERMIT NO. <u>107203</u>
FILE # <u>    </u>

## 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 2501 Little Bockeliff Dr. TAX SCHEDULE NO. 2945-111-16-019

SUBDIVISION La Villa Grande SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING      BLK 1 LOT portion of 4 SQ. FT. OF EXISTING BLDG(S)     

(1) OWNER T.H.S. Co. La Villa Grande NO. OF DWELLING UNITS  
BEFORE: 8 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2501 Little Bockeliff Dr. NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE      USE OF ALL EXISTING BLDGS Retirement Home

(2) APPLICANT Proper Construction Co. DESCRIPTION OF WORK & INTENDED USE:     

(2) ADDRESS 1531 Propper Ave At/2 bedroom care unit / 6'9" Fence

(2) TELEPHONE 211-3991

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 RMF-14 Landscaping / Screening Required: YES      NO     

SETBACKS: Front      from Property Line (PL) or      from center of ROW, whichever is greater Parking Req'mt     

Side      from PL Rear      from PL Special Conditions: Interior Remodel

Maximum Height      No Dig In Use

Maximum coverage of lot by structures      Census Tract 5 Traffic Zone 27 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 Step Thompson Date 10-8-98

Department Approval Antonia Martello CP/12/19/98 Date 10-8-98

Additional water and/or sewer tap fees are required: YES      NO      W/O No.     

Utility Accounting L. Adams Date 10-8-98

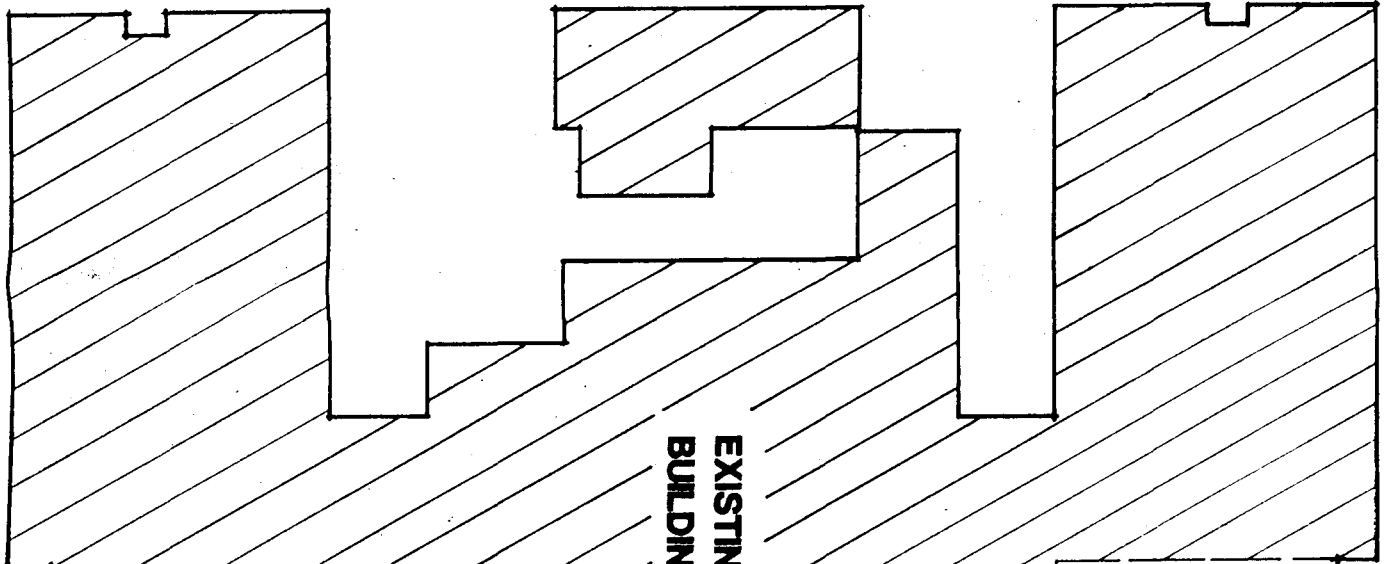
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

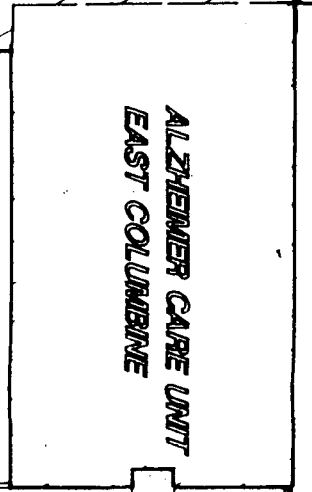
297.0'

321.21'

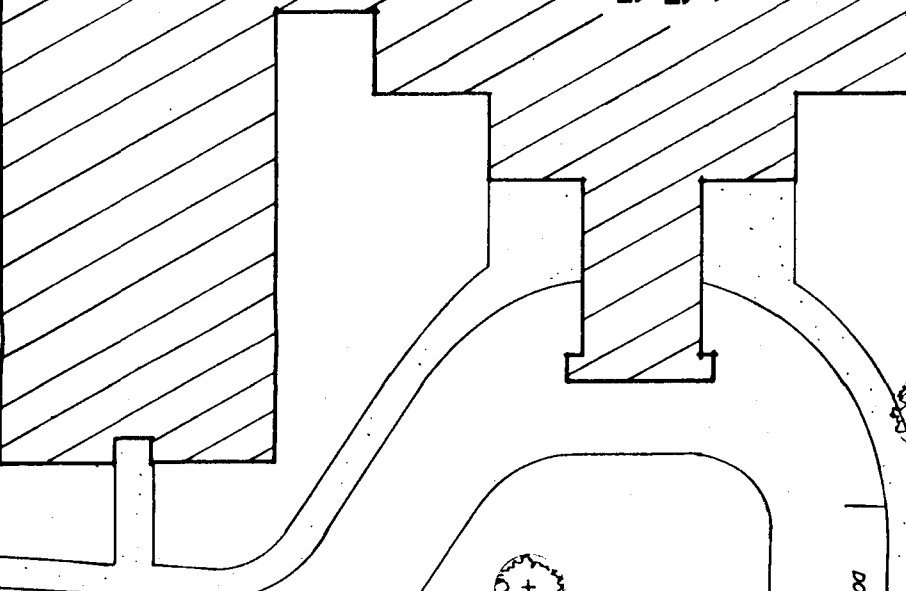
302.98'



**EXISTING  
BUILDING**

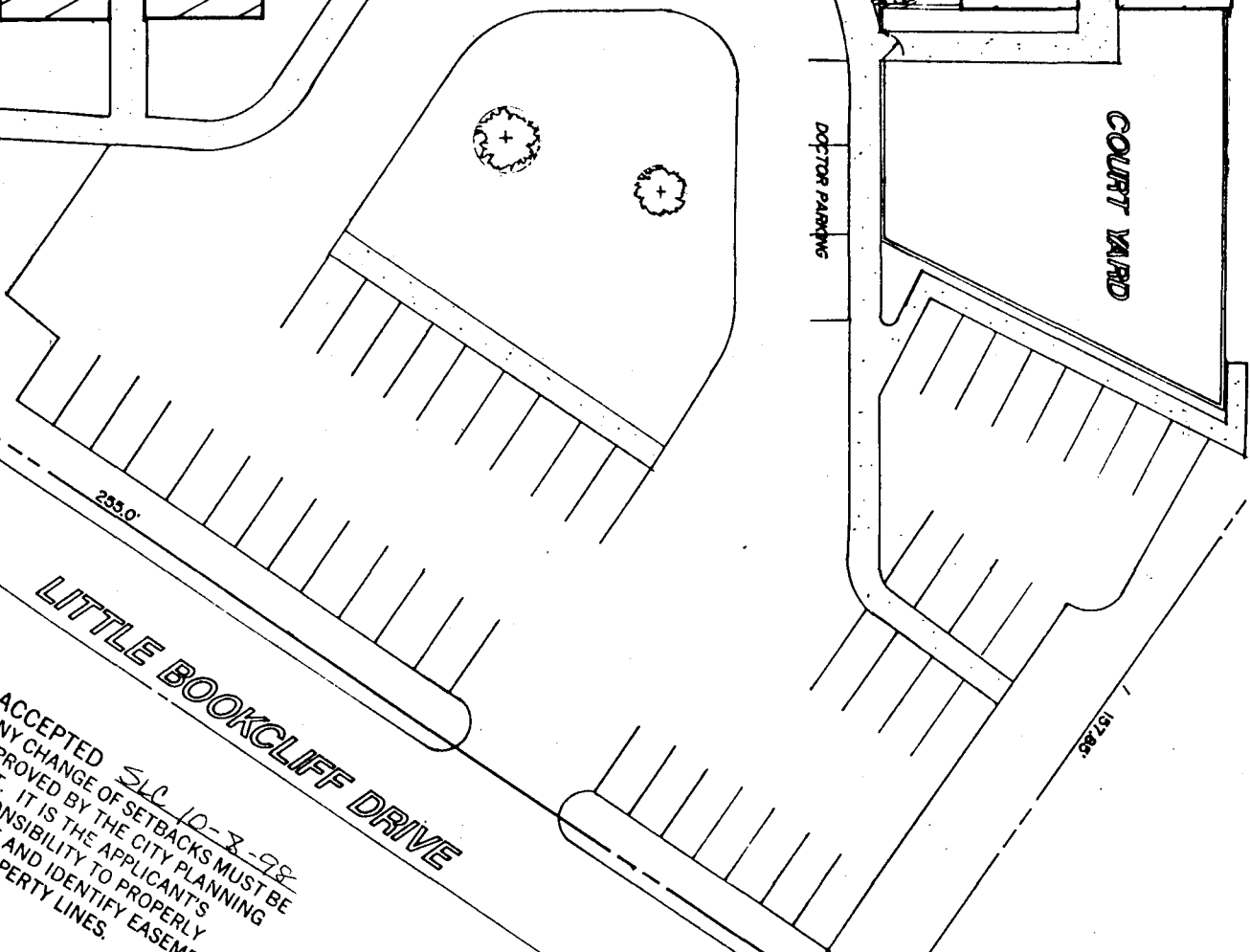


**ALZHEIMER CARE UNIT  
EAST COLUMBIANE**



**COURT YARD**

DOCTOR PARKING

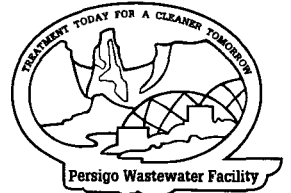


255.0'

**LITTLE BOOKCLIFF DRIVE**

157.85'

ACCEPTED SLC 10-3-98  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



**City of Grand Junction  
Industrial Pretreatment Program  
2145 River Road  
Grand Junction, CO 81505**

October 16, 1998

Bob Lee  
Mesa County Building Department  
P.O. Box 20000  
Grand Junction, CO 81502

Dear Bob,

A Restaurant Industrial Pretreatment Permit Application was submitted to this office by Steve Thompson, of Pinyon Construction Company, for a remodeling project to be completed at La Villa Grande, located at 2501 Little Bookcliff Drive in Grand Junction. Based on the information provided, there will be no pretreatment requirements for this project.

If you require additional information, please call at 244-1489.

Sincerely,

Catherine Crabb  
Assistant Coordinator  
Industrial Pretreatment Program

cc: Trent Prall, Utility Engineer, City of Grand Junction  
Senta Costello, Community Development  
Steve Thompson, Pinyon Construction