

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>68274</u>
FILE # <u>—</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

58748-6476

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 2897 ORCHARD AVE TAX SCHEDULE NO. 2473-074-01-001,003

SUBDIVISION PARKERSON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 660

FILING 1 BLK 1 LOT 182 SQ. FT. OF EXISTING BLDG(S) 7100

(1) OWNER L.L.B - LLC dba Beckeliff Manor NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2897 ORCHARD AVE NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 CONSTRUCTION

(1) TELEPHONE 970-245-0788 USE OF ALL EXISTING BLDGS ASSISTED LIVING RETIREMENT HOME

(2) APPLICANT BRUCE A. BURROUGHS DESCRIPTION OF WORK & INTENDED USE: ASSISTED LIVING & RETIREMENT HOME

(2) ADDRESS 433 N. 25th St. G.J. 81501

(2) TELEPHONE (970)-243-1503

✓ 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 REF-0 Landscaping / Screening Required: YES — NO X

SETBACKS: Front 40 from Property Line (PL) or 45 from center of ROW, whichever is greater Parking Req'mt X

Side 5 from PL Rear 15 from PL Special Conditions: None or parking lot

Maximum Height 32

Maximum coverage of lot by structures 45% ✓ 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 Bruce A. Burroughs Date 1/6/99

Department Approval Walter Peltier Date 1/6/99

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 11845

Utility Accounting Walter Peltier Date 1-6-99

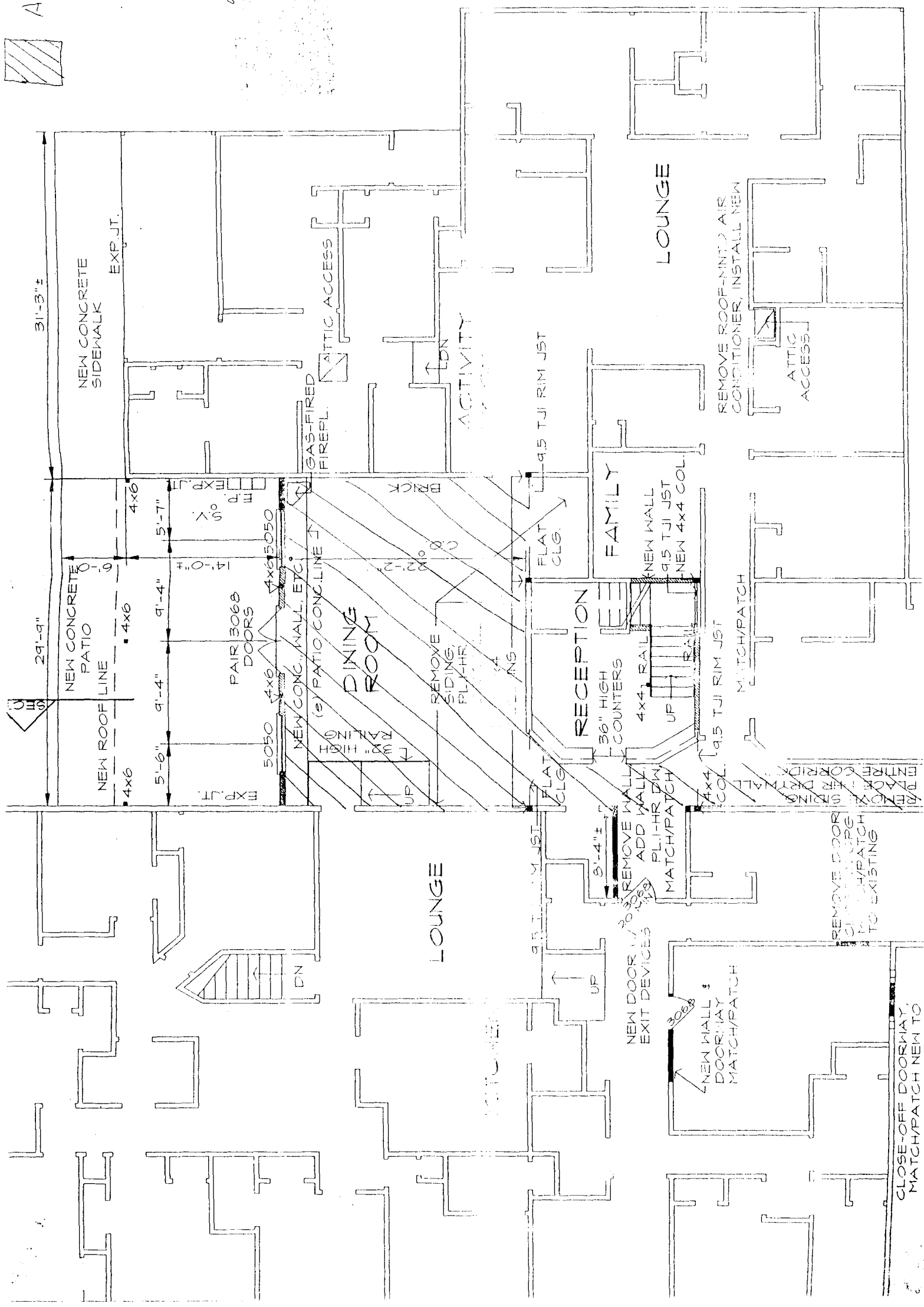
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Area enclosed

AMP 1/6/99

REVISIONS
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CLOSE-OFF DOORWAY
MATCH/PATCH NEW TO

REMOVE DOOR
MATCH/PATCH TO EXISTING

NEW DOOR W/ 3068
EXIT DEVICES

NEW WALL
DOORWAY
MATCH/PATCH

REMOVE WALL
MATCH/PATCH

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