

72348

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>2536.76</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. 0000000000
FILE # <u>SUP-1999-173</u>

(credited from a previous payment - see file) **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 565 28 1/4 ROAD TAX SCHEDULE NO. 2943-072-00-009

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

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER SHADOWFAX PROPERTIES NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 44 CONSTRUCTION

(1) ADDRESS 11999 VICENTE BLVD.
LOS ANGELES CA 90049 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 310-471-5852

(2) APPLICANT NATIONAL HEALTHCARE ASSOC. USE OF ALL EXISTING BLDGS NA

(2) ADDRESS 7101 EXECUTIVE CENTER DR. DESCRIPTION OF WORK & INTENDED USE:
SUITE 250 TN. 37027
CONSTRUCTION OF ASSISTED LIVING

(2) TELEPHONE 615-376-9995

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-16 Landscaping / Screening Required: YES X NO _____

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

Side 10 from PL Rear 10 from PL Special Conditions: see SUP in file #
SUP-1999-173

Maximum Height 36' Census Tract 6 Traffic Zone 28 Annx # _____

Maximum coverage of lot by structures 50%

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 Judy Kithon REPRESENTATIVE FOR APPLICANT Date 7/9/99

Department Approval Rita Christenberger Date Jan. 27, 2000

Additional water and/or sewer tap fee(s) are required: YES ✓ NO _____ W/O No. 12996

Utility Accounting [Signature] Date 4/7/00

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)