

Planning \$ <u>Pd W/ FPP</u>	Drainage \$ <u>NA</u>
TCP \$ <u>21,800.00</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>80887</u>
FILE # <u>FPP-2000-130</u>

see attached letter 7/25/01

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

*APL*

BUILDING ADDRESS ~~2950 North 15th~~  
~~6th 2 1/2 Rd~~ <sup>IF THIS SECTION TO BE COMPLETED BY APPLICANT</sup> *Per Ronnie 7/27/01*

SUBDIVISION N/A 625 27 1/2 Rd

FILING N/A BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-013-00-068

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240,000; 82,000, 14 @ 1500

SQ. FT OF EXISTING BLDG(S) N/A

OWNER HILLTOP HEALTH SERVICES CORP

ADDRESS 1331 HERMOSA

TELEPHONE 970-242-4400

NO. OF DWELLING UNITS: BEFORE 0 AFTER 166 (8.9/AC) CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 6 CONSTRUCTION

USE OF ALL EXISTING BLDGS ASSISTED LIVING (5)  
ENRICHMENT CTR (1)

APPLICANT ROBERT D JENKINS

ADDRESS 1080 N. 9th # 35 GJ, CO

TELEPHONE 970-256-1980

DESCRIPTION OF WORK & INTENDED USE: SITE DEVELOPMENT & NEW BUILDING CONSTRUCTION

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

*FCI- Bill Dunn 261-9899*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD

SETBACKS: FRONT: Per Plan from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

MAXIMUM HEIGHT Per Plan

MAXIMUM COVERAGE OF LOT BY STRUCTURES Plan

LANDSCAPING/SCREENING REQUIRED: YES  NO

PARKING REQUIREMENT: Per Plan

SPECIAL CONDITIONS: \_\_\_\_\_

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_

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 Grand Junction 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 Robert Jenkins

Department Approval Walter Z. [Signature]

Date 6/28/00

Date 7/25/01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>14153</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/26/01</u>

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

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

**From:** Dan Tonello  
**To:** Gibson, Faye; Lee, Bob; Prall, Trenton  
**Date:** 8/8/01 10:58AM  
**Subject:** The Commons Assisted Living Center

Based on the information submitted to this office, "The Commons" assisted living center, to be located at 625 27.5 Rd., will be required to install a grease interceptor. The device must have two compartments and a minimum capacity of 750 gallons. If additional information is needed, please contact me at 244-1489