

Planning \$ <u>Paid</u>	Drainag <u>—</u>
TCP \$ <u>7,650.00</u>	School Impact \$ <u>N/A</u>

②

PERMIT NO. <u>57534</u>
FILE # <u>SPR-2003-009</u>

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2806 F Rd  
622 28 1/4 ROAD

SUBDIVISION HARVEST MINOR

FILING 1 BLK 1 LOT 2

TAX SCHEDULE NO. 2943-063-27-951  
NOT ASSIGNED

SQ. FT. OF PROPOSED BLDG(S)/ADDITION ±26500

SQ. FT OF EXISTING BLDG(S) 0

OWNER GJT INVESTORS, LLC

ADDRESS 12115 NE 99th St. #1800

TELEPHONE VANCOUVER, WA 98682 (360) 254 9442

NO. OF DWELLING UNITS: BEFORE 0 AFTER 56  
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION

USE OF ALL EXISTING BLDGS N/A

APPLICANT -SAME-

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE:  
ASSISTED LIVING FACILITY

✓ 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-12

SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or  
per plan from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 75%

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_

PARKING REQUIREMENT: 42

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 [Signature]

Department Approval [Signature]

Date 5-21-03

Date May 21, 2003

Additional water and/or sewer tap fee(s) are required	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>16120</u>
Utility Accounting <u>[Signature]</u>			Date <u>5-27-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

**From:** Dan Tonello  
**To:** Lee, Bob; Prall, Trenton; Spurr, Wendy  
**Date:** 4/8/03 10:45AM  
**Subject:** Alzheimers Special Care Unit

Based on the information submitted to this office, the Grand Junction Alzheimer Special Care facility, to be located at 28 1/4 Rd & F Rd., will be required to install a grease interceptor. The device must have a minimum capacity of 2000 gallons.

If additional information is needed, please contact me at 256-4164.