

Planning \$ <u>PAID SPR</u>	Drainage <u>NA</u>
TCP \$ <u>15,735</u>	School Impact \$ <u>NA</u>

UG PERMIT NO.
FILE # <u>CUP-2007-344</u>

INSPECTION 970.00

PLANNING CLEARANCE

(Site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department 7807-0
TOTAL 16,705

OK # 14023 2841 N. 15th St. THIS SECTION TO BE COMPLETED BY APPLICANT
 BUILDING ADDRESS NW CORNER OF N. 15TH ST. & PATTERSON TAX SCHEDULE NO. 2945-013-11-003
2945-013-11-004/005
 SUBDIVISION HILLTOP SUBDIVISION No. 2 SQ. FT. OF EXISTING BLDG(S) Ø
 FILING 1 BLK 1 LOT 4:3 SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS ±22,000

OWNER JNJ HEALTH CARE, LLC
 ADDRESS 1825 E. 15th
 CITY/STATE/ZIP TULSA, OK 74104

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT JNJ HEALTH CARE, LLC
 ADDRESS 1825 E. 15th
 CITY/STATE/ZIP TULSA, OK 74104
 TELEPHONE 918.671.7215

USE OF ALL EXISTING BLDG(S) NONE
 DESCRIPTION OF WORK & INTENDED USE: ADDITION TO ARCHITECTURE - ROOMS FOR ASSISTED LIVING
CONSTRUCT AND LIVE
18950 SF BUILDING, CONSOLIDATE COMMON PROPERTY
LINE 9 APPLY FOR CUP. & 11300 SF ADDITION

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document # 2345 N. 4

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RO LANDSCAPING/SCREENING REQUIRED: YES NO
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAX. HEIGHT _____
 MAX. COVERAGE OF LOT BY STRUCTURES _____
 SPECIAL CONDITIONS: YES AS PER PLAN
 PAID DEC 12 2008 TB

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.

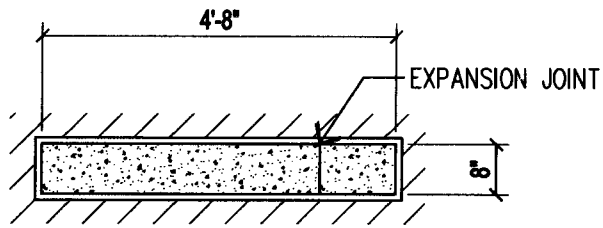
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature JNJ HEALTH CARE, LLC BY: [Signature] Operating mgr. Date 11/8/07
 Department Approval [Signature] Date 12/11/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21290</u>
Utility Accounting <u>[Signature]</u>	Date		

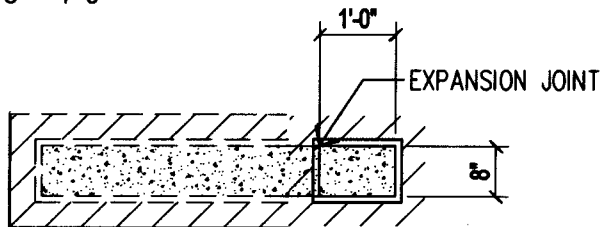
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



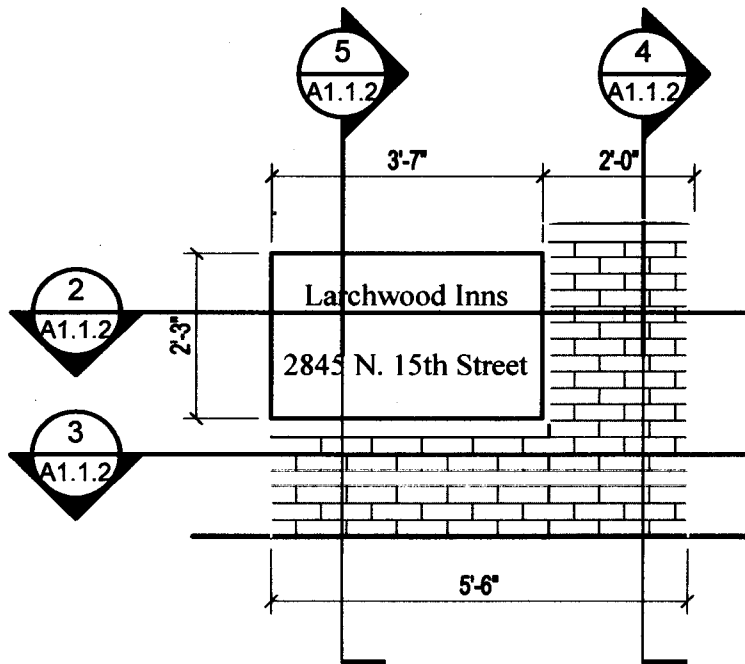
3 MONUMENT SIGN PLAN

3/8" = 1'-0"



2 MONUMENT SIGN PLAN

3/8" = 1'-0"



1 MONUMENT SIGN ELEVATION

3/8" = 1'-0"



Lantz-Boggio Architects, P.C.
LARCHWOOD INNS
EXPANSION AND
RENOVATION

OWNER:
 LARCHWOOD INNS
 2845 N. 15TH STREET
 GRAND JUNCTION, CO 81506

ARCHITECT:
 LANTZ-BOGGIO ARCHITECTS, P.C.
 6000 DTD Parkway, Suite 200
 Englewood, Colorado 80111
 Tel: (303) 776-8700
 Fax: (303) 776-8709

STRUCTURAL ENGINEER:
 STRUCTURAL GROUP, INC.
 2724 OSAGE STREET
 DENVER, CO 80211
 Tel: (303) 455-9445
 Fax: (303) 455-9446

MECHANICAL/ELECTRICAL ENGINEER:
 LANTZ-BOGGIO ARCHITECTS, P.C.
 6000 DTD Parkway, Suite 200
 Englewood, CO 80111
 Tel: (303) 776-8700
 Fax: (303) 776-8709

CIVIL ENGINEER:
 LANTZ-BOGGIO ARCHITECTS, P.C.
 6000 DTD Parkway, Suite 200
 Englewood, CO 80111
 Tel: (303) 776-8700
 Fax: (303) 776-8709

Revised For:	
No.	Description

Scale:

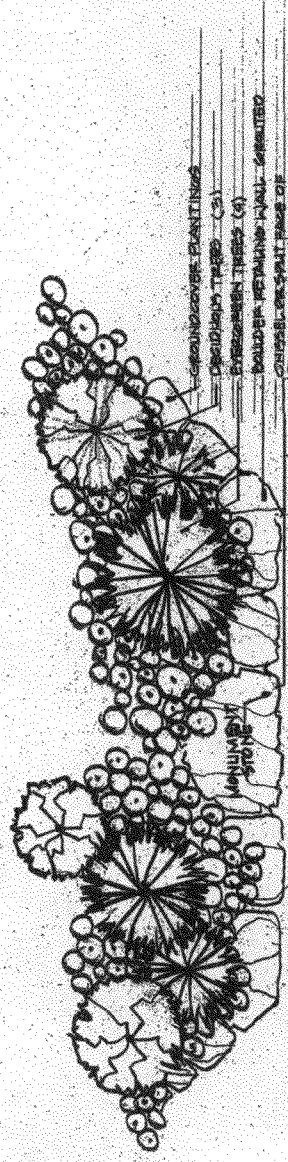
NOT FOR CONSTRUCTION

LBA Project Number:
 2725.00

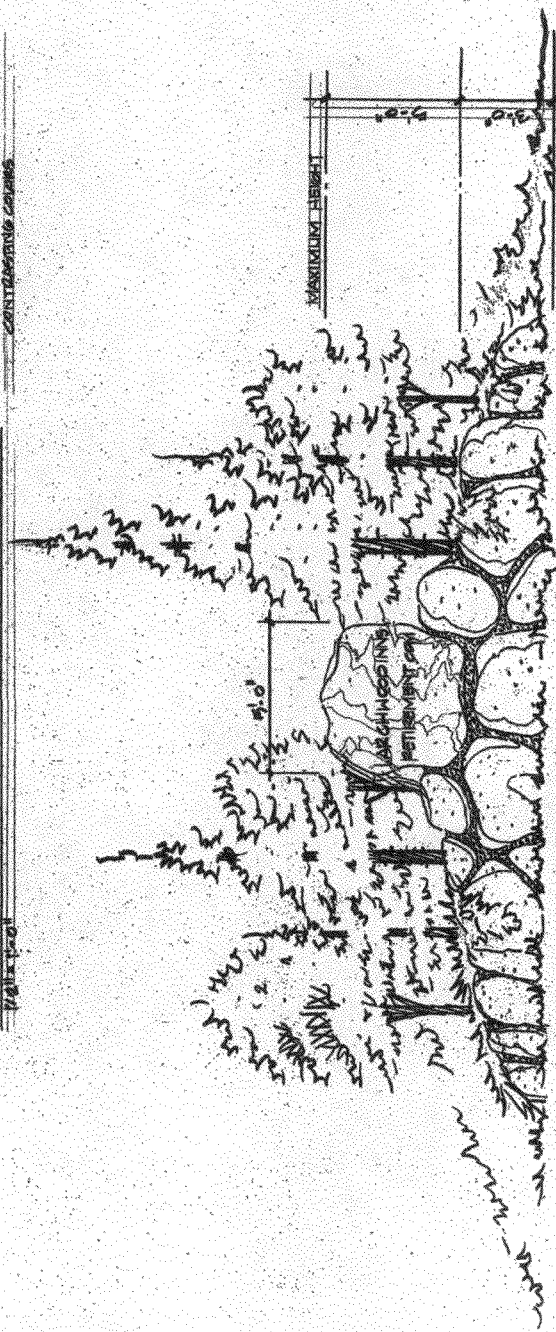
Date:
 NOVEMBER 9, 2007

Sheet Title:

Sheet Number:



PLANTING MONUMENT SIGN WITH LANDSCAPING
 1/8" = 1'-0"



SUBSTITUTION OF MONUMENT SIGN WITH LANDSCAPING
 1/8" = 1'-0"