

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

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

INSPECTION 970.00

PLANNING CLEARANCE

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

TOTAL \$ 16,705 **Grand Junction Community Development Department** 7807-0

OK # 14023 2845 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
2845 N 15th ST 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)/ADDITONS ±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 harchwood Inn - Rooms for assisted living
18,900 SF BUILDING, CONSOLIDATE COMMON PROPERTY
LINE 4 APPLY FOR CUP. & 1,300 SF ADDITION

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document 2845 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 _____

PARKING REQUIREMENT: yes AS PER PLAN

SPECIAL CONDITIONS: _____

PAID DEC 12 2008 TB

detached

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).

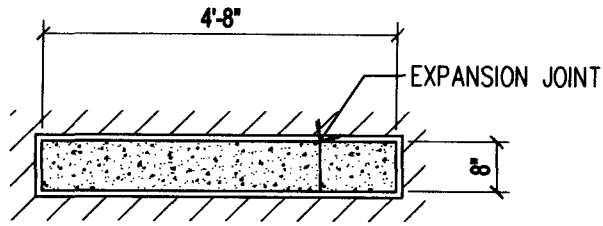
Applicant's Signature JNJ HEALTH CARE, LLC by: [Signature] Operating mgr. Date 11/8/07

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

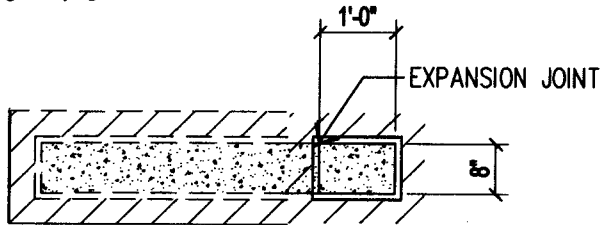
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



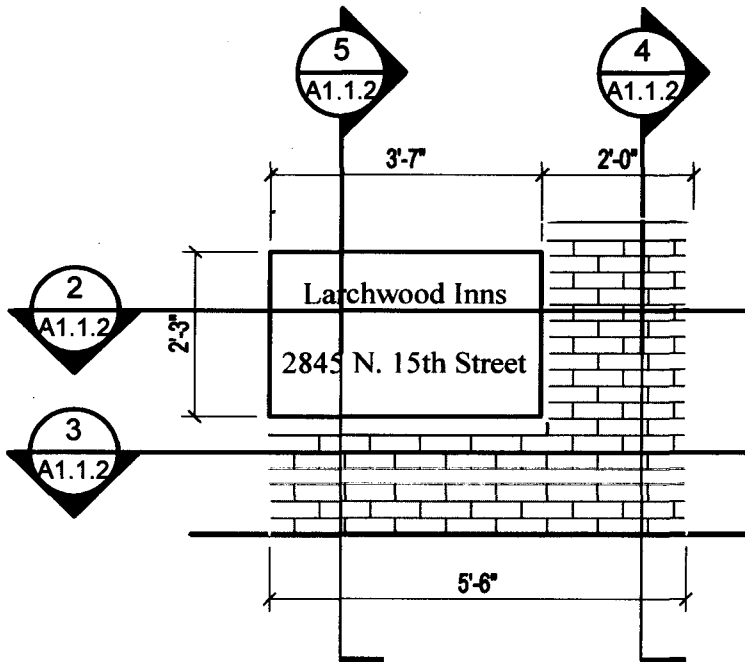
3 MONUMENT SIGN PLAN

3/8" = 1'-0"



2 MONUMENT SIGN PLAN

3/8" = 1'-0"



1 MONUMENT SIGN ELEVATION

3/8" = 1'-0"

