

Planning \$	
TCP \$	1589 x 2
Drainage \$	NA
SIF \$	NA

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE # PP 2006 250

Building Address ~~1705 Hermosa~~ 1705 Hermosa A+B

Parcel No. 2945-013-19-001

Subdivision Hilltop Commons

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Hilltop Health Services Corp.

Address 1331 Hermosa Avenue

City / State / Zip Grand Junction, CO 81506

APPLICANT INFORMATION:

Name Hilltop Health Services Corp.

Address 1331 Hermosa Avenue

City / State / Zip Grand Junction CO 81506

Telephone 970-242-4400

Multifamily Only: _____
No. of Existing Units _____ No. Proposed 1

Sq. Ft. of Existing 0 Sq. Ft. Proposed ~~1000~~ 3000 duplex

Sq. Ft. of Lot / Parcel 3.8 acres for 9 duplexes

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 0 / 53,800 SF.

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: New Duplex

*** FOR CHANGE OF USE:**

*Existing Use: Vacant lot

*Proposed Use: Assis. Living Duplexes

Estimated Remodeling Cost \$ _____

Current Fair Market Value of Structure \$ _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PP Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES NO _____

Side 5 from PL Rear 10 from PL Parking Requirement 2 per unit

Maximum Height of Structure(s) 35 Special Conditions: _____

Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature [Signature] Date 2-15-07

Department Approval [Signature] Date 3/27/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>50088</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/29/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenred: Utility Accounting)

