

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 ~~1577 Her~~ 1715 Hermosa A+B
Parcel No. 2945-013-19-001
Subdivision Hilltop Commons
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 0 No. Proposed 1
Sq. Ft. of Existing 0 Sq. Ft. Proposed 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

OWNER INFORMATION:

Name Hilltop Health Services Corp.
Address 1331 Hermosa Avenue
City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Hilltop Health Services Corp.
Address 1331 Hermosa Avenue
City / State / Zip Grand Junction, CO 81506
Telephone 970 242-4400

* FOR CHANGE OF USE:
* Existing Use: Vacant Lot
* Proposed Use: Assis. Living Duplexes
Estimated Remodeling Cost \$ 1.44
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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2 per unit</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

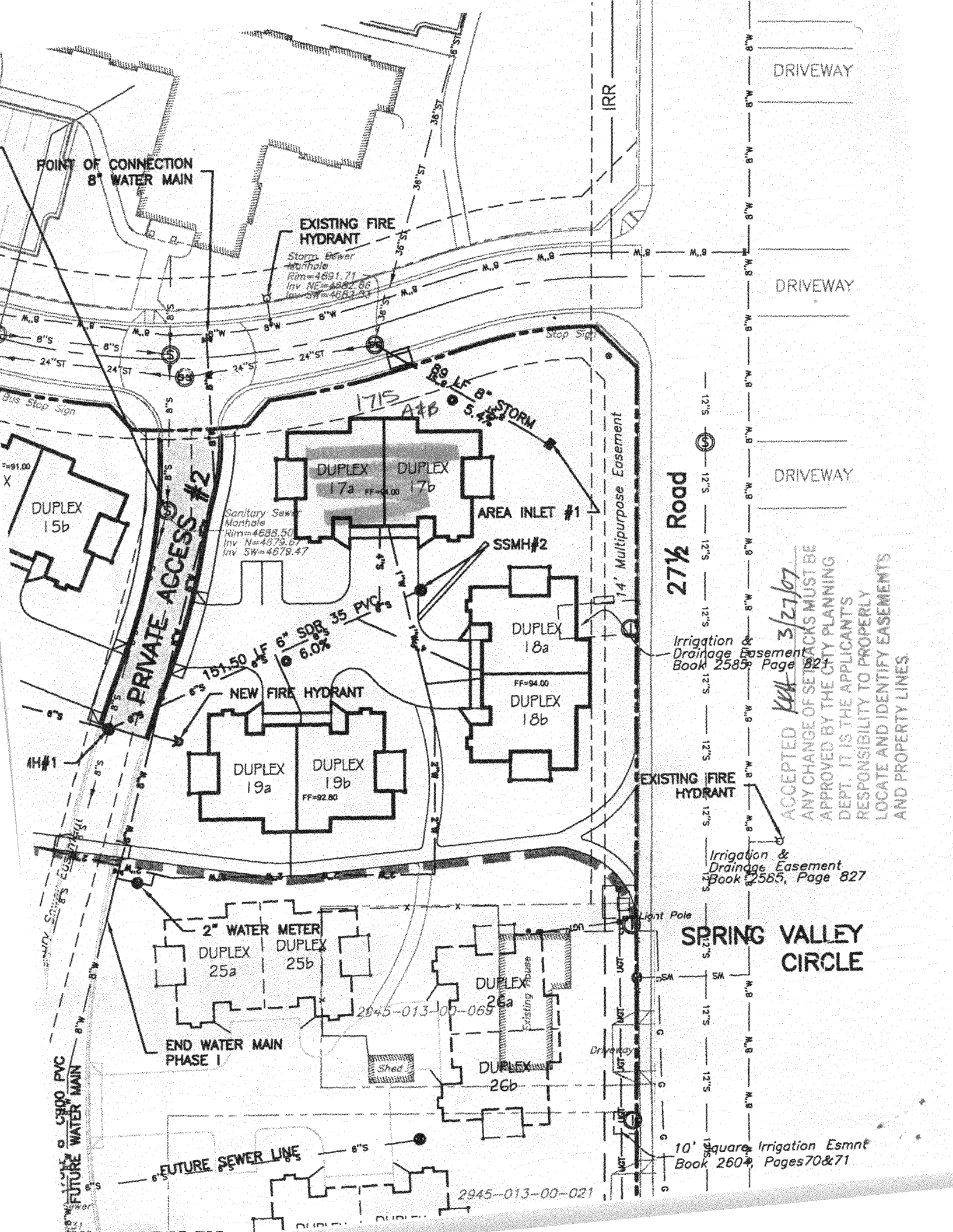
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 2/21/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>200 TR</u>
Utility Accounting <u>[Signature]</u> Date <u>3/28/07</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) (Goldenrod: Utility Accounting)



ACCEPTED *KW* 3/27/07
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Irrigation & Drainage Easement Book 2585 Page 827
 Irrigation & Drainage Easement Book 2585, Page 827

SPRING VALLEY CIRCLE

10' Square Irrigation Esmnt Book 260, Pages 70 & 71

POINT OF CONNECTION 8" WATER MAIN

EXISTING FIRE HYDRANT

Storm Sewer Manhole
 Rim=4691.71
 Inv NE=4687.66
 Inv SW=4683.53

Sanitary Sewer Manhole
 Rim=4688.50
 Inv NE=4679.67
 Inv SW=4678.47

PRIVATE ACCESS #2

27 1/2 Road

EXISTING FIRE HYDRANT

2" WATER METER

END WATER MAIN PHASE I

FUTURE SEWER LINE

2945-013-00-021