

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 C+D  
 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 acrs for 9 duplexes  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) C/ 53,200 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 \$ \_\_\_\_\_  
 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 about the parcel.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PP</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)

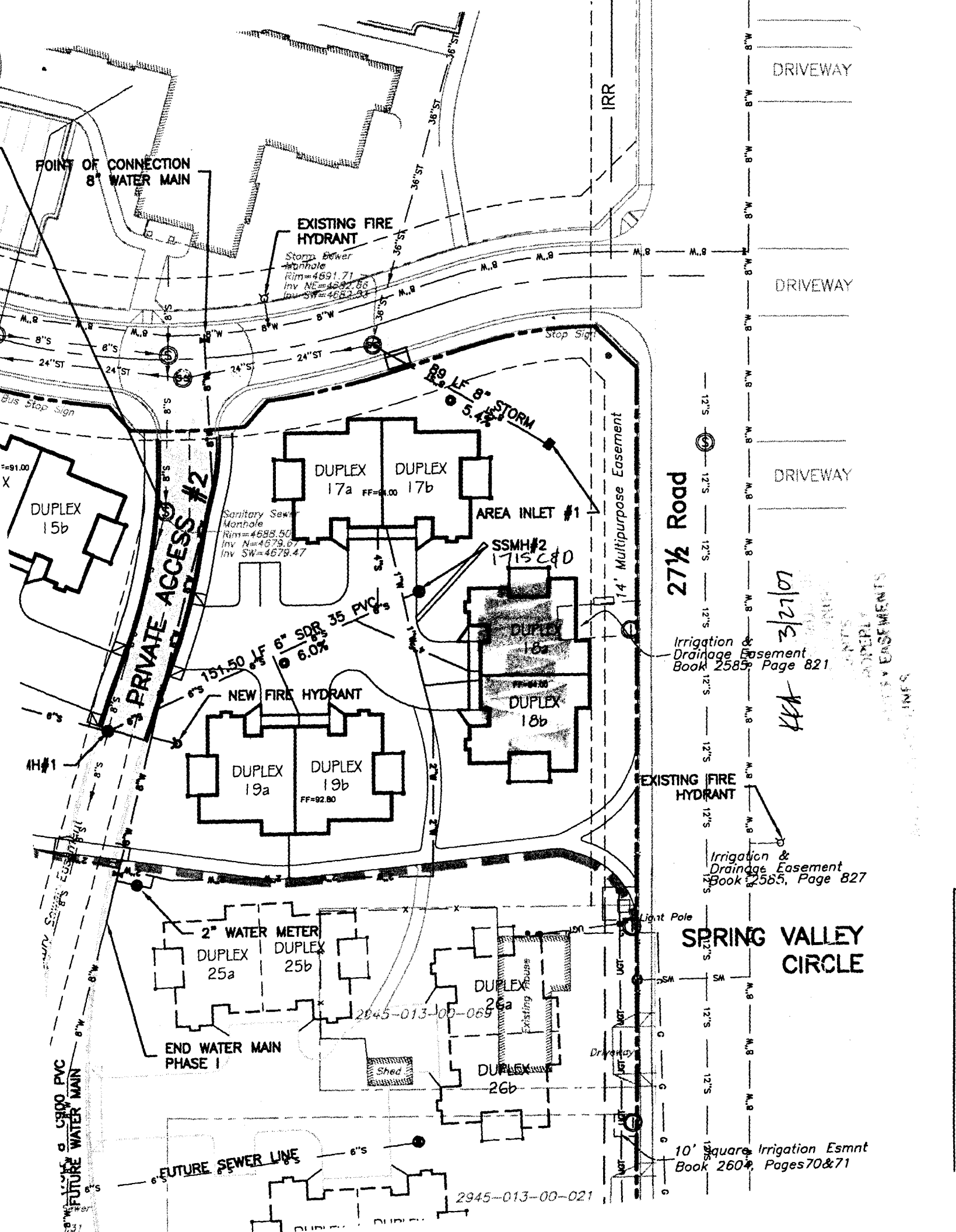
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 J. Michael Stahl Date 2-15-07  
 Department Approval Quinton J. Anderson Date 3/27/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20086</u>
Utility Accounting <u>Overholt</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) (Goldenrod: Utility Accounting)



POINT OF CONNECTION  
8" WATER MAIN

EXISTING FIRE  
HYDRANT

Storm Sewer  
Manhole  
Rim=4891.71  
Inv NE=4892.86  
Inv SW=4882.32

Sanitary Sewer  
Manhole  
Rim=4695.50  
Inv N=4679.67  
Inv SW=4679.47

PRIVATE ACCESS #2

DUPLEX 17a FF=64.00

DUPLEX 17b

DUPLEX 15b

AREA INLET #1

SSMH #2  
1715C80

DUPLEX 18a

DUPLEX 18b

NEW FIRE HYDRANT

DUPLEX 19a

DUPLEX 19b

FF=92.80

27 1/2 Road

Irrigation & Drainage Easement  
Book 2585, Page 821

10/12/07  
KKA

EXISTING FIRE  
HYDRANT

Irrigation & Drainage Easement  
Book 2585, Page 827

SPRING VALLEY  
CIRCLE

END WATER MAIN  
PHASE I

FUTURE SEWER LINE

10' Square Irrigation Esmnt  
Book 2604, Pages 70 & 71

2945-013-00-021

6" SDR 35 PVC  
FUTURE WATER MAIN

PARTS  
ADJACENT  
PROPERTY EASEMENTS  
PROPERTY LINES