

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

1705 Hermosa G+H

Building Address _____

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 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

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES X 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 NO W/O No. 0083

Utility Accounting [Signature] Date 3/28/07

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)

LVA 3/07/07

71 Sewer
hole
=4658.33
NE=4682.50
SW=4687.10
SE=4671.18
NW=4651.18

ADJUST MANHOLE
LID 1.07FT HIGHER
TO ELEV=4689.57

POINT OF CONNECTION
8" WATER MAIN

EXISTING FIRE
HYDRANT

1705 G#H
Avenue

Storm Sewer
Manhole
Rim=4891.71
Inv N=4682.00
Inv SW=4687.33

SINGLE INLET #1

5.4% STORM

FF=90.71
DUPLEX
14a

FF=91.00
DUPLEX
15a

DUPLEX
15b

DUPLEX
17a

DUPLEX
17b

DUPLEX
14b

AREA INLET

SSMH#2

DUPLEX
16a

FF=90.77
DUPLEX
16b

SSMH#1

NEW FIRE HYDRANT

DUPLEX
19a

DUPLEX
19b

DUPLEX
18a

FF=94.00
DUPLEX
18b

DUPLEX
24b

DUPLEX
24a

DUPLEX
25a

DUPLEX
25b

DUPLEX
26a

DUPLEX
26b

DUPLEX
23b

DUPLEX
23a

2" WATER METER
END WATER MAIN
PHASE I

FUTURE SEWER LINE

Sanitary Sewer
Manhole
=4684.80
E=4677.51
S=4677.41
N=4677.68
W=4677.68

175 LF 8" C900 PVC
FUTURE WATER MAIN

2945-013-00-