

Planning \$	<u>                    </u>
TCP \$	<u>1589 X 2</u>
Drainage \$	<u>NA</u>
SIF\$	<u>NA</u>

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.	<u>                    </u>
FILE #	<u>PP-2006-250</u>

Building Address ~~1007 Hermosa~~ 1705 Hermosa <sup>K+L</sup>  
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) 0/53,800SF

**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 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 7-15-07

Department Approval [Signature] Date 3/27/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>20084</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) (Goldenrod: Utility Accounting)

ACCEPTED *VA 5/01/07*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

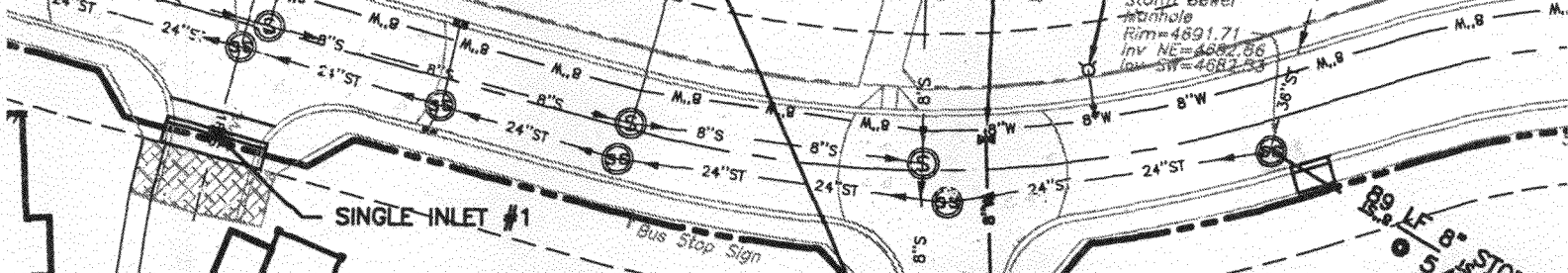
Sanitary Sewer Manhole  
#1  
E=4688.93  
N=4682.30  
S=4682.30  
W=4681.11

ADJUST MANHOLE LID 1.07FT HIGHER TO ELEV=4689.57

POINT OF CONNECTION 8" WATER MAIN

EXISTING FIRE HYDRANT

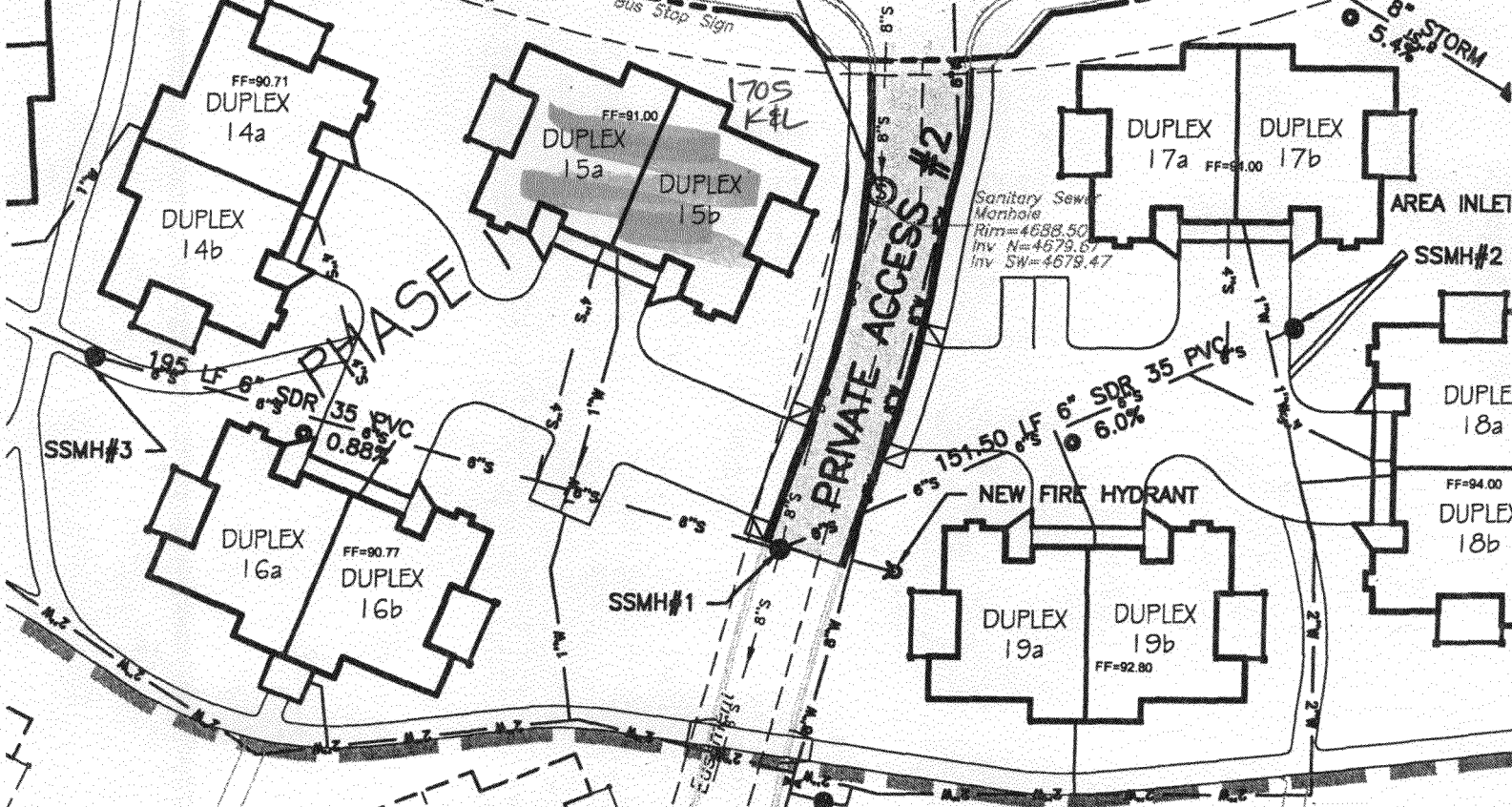
Osa Avenue



SINGLE INLET #1

Bus Stop Sign

Storm Sewer Manhole  
Rim=4891.71  
Inv NE=4882.86  
Inv SW=4682.83



Sanitary Sewer Manhole  
#2  
E=4684.98  
N=4677.51  
S=4677.51  
W=4677.51

END WATER MAIN PHASE I

LINE

FUTURE SEWER LINE

Sanitary Sewer Manhole  
#3  
E=4684.98  
N=4677.51  
S=4677.51  
W=4677.51

FUTURE SEWER LINE

2045-013-00-065