

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 ~~1715~~ 1715 Hermosa C+D
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 <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 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>20080</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)

EXISTING FIRE HYDRANT

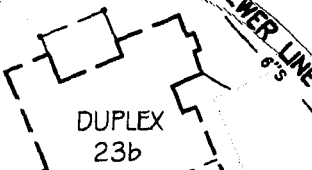
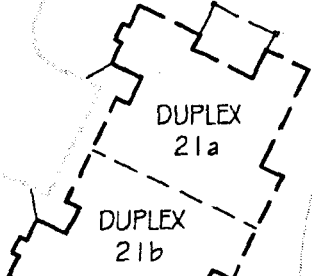
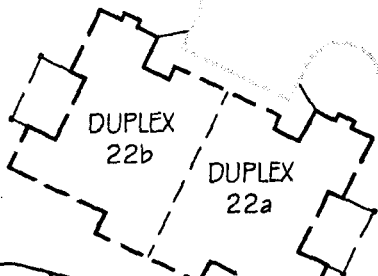
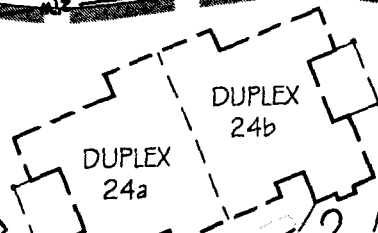
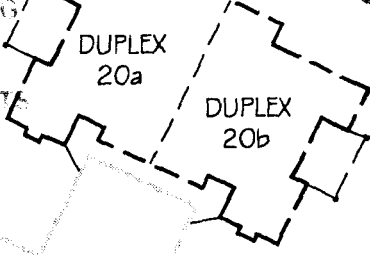
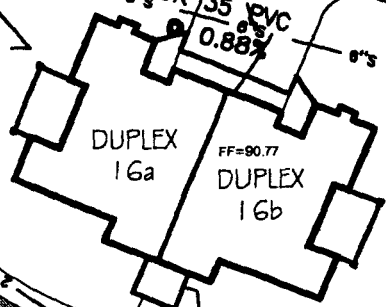
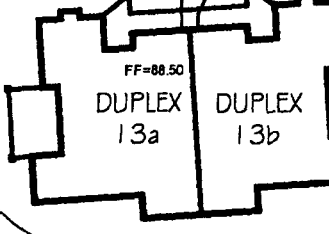
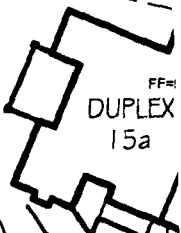
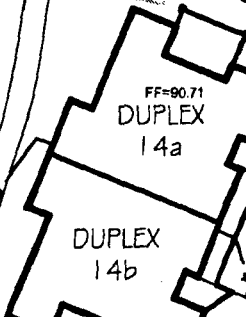
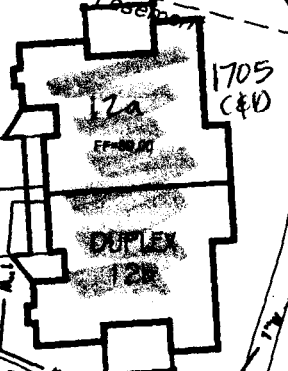
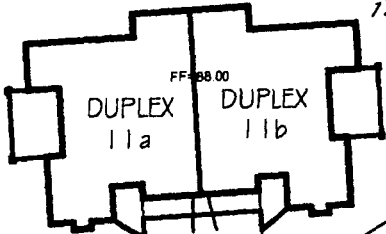
Storm Sewer Manhole
Rim = 4688.98
Inv NE = 4682.30
Inv SW = 4682.70
Inv SE = 4681.18
Inv NW = 4681.18

ADJUST MANHOLE LID 1.07 FT HIGHER TO ELEV = 4689.57

Hermosa Avenue

SINGLE INLET #1

PRIVATE ACCESS #1



Sanitary Sewer Manhole
Rim = 4694.98
Inv E = 4677.51
Inv S = 4677.41
Inv N = 4677.68

KKA 3/21/01

ALL JACKS MUST BE PLANNING

CONTRACTOR TO VERIFY ALL EASEMENT LINES

FUTURE SEWER LINE

FUTURE SEWER LINE

PHASE 2

10' Private Irrigation Easement

34" DIAM. 8" CS100 PVC WATER MAIN

