

Planning \$	_____
TCP \$	1589 x 2
Drainage \$	NA
SIF \$	NA

CUP

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO.	_____
FILE #	PP 2006 250

1715 Hermosa E + F

Building Address ~~1715 Hermosa~~  
 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 Coop.  
 Address 1331 Hermosa Ave.  
 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 Coop.  
 Address 1331 Hermosa Ave.  
 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 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 \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5 from PL Rear 10 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Special Conditions: \_\_\_\_\_  
 Ingress / Egress  
 Voting District \_\_\_\_\_ 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>20079</u>
Utility Accounting	<u>Kate Cebreny</u>		Date <u>3/28/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.G.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

