

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

JG PERMIT NO.
FILE # <u>CVP-2006-313</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

12312-7661

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1405 Wellington Avenue

TAX SCHEDULE NO. 2945-122-00-977

SUBDIVISION Fairmount

SQ. FT. OF EXISTING BLDG(S) 287,005

FILING _____ BLK 10 LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 13,392

OWNER Hilltop Health Services Corporation

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 7 AFTER 7
 CONSTRUCTION

ADDRESS 1331 Hermosa Avenue

NO. OF BLDGS ON PARCEL: BEFORE X 10 AFTER X 10
 CONSTRUCTION

CITY/STATE/ZIP Grand Junction, CO 81506

USE OF ALL EXISTING BLDG(S) Group Living Facilities, Community Building, Laundry Facility, storage

APPLICANT Hilltop Health Services Corporation

ADDRESS 1331 Hermosa Avenue

DESCRIPTION OF WORK & INTENDED USE: Demolition and reconstruction of approximately 13,392 s.f. Community

CITY/STATE/ZIP Montrose, CO 81506

TELEPHONE 970 242 4400

Center for brain injured clients/residents.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>R0</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>10</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	PARKING REQUIREMENT: <u>Per Plan</u>
MAX. HEIGHT <u>35</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>70</u>	_____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

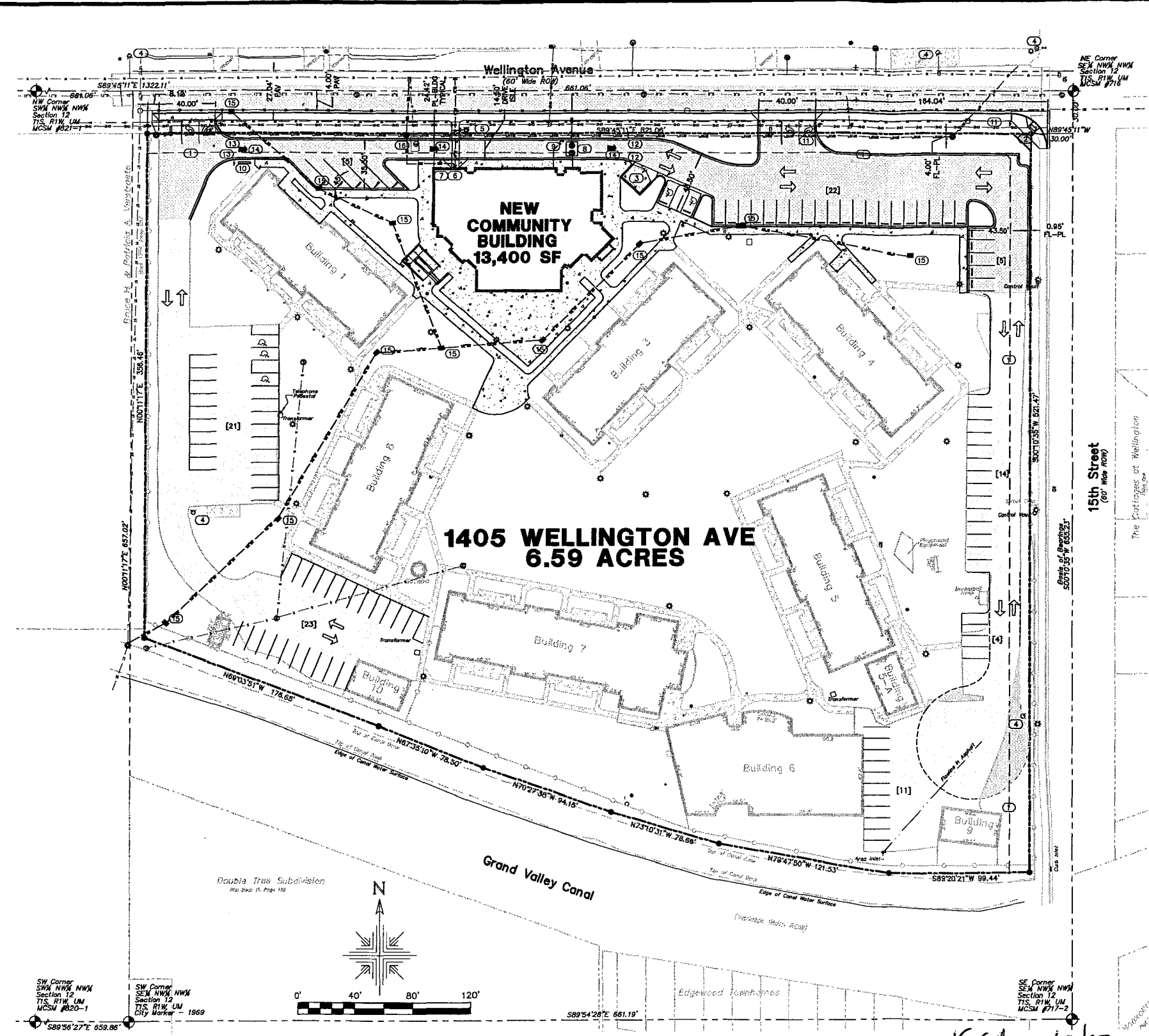
Applicant's Signature [Signature] Date November 7, 2006
 Department Approval [Signature] Date 2/8/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>2/8/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

M:\PROJECTS\837-0003-Hilltop Bacon Comm. - Bid\DWG\ACG6A6E2.dwg, 12/22/2006 11:35:59 AM, Konica IP-422 PostScript



- KEY NOTES:**
- (1) NEW 14-FT MULTI-PURPOSE EASEMENT
 - (2) AREA CONVEYED FOR ROW
 - (3) 18-FT X 10-FT X 6-FT TALL TRASH ENCLOSURE ON 8" THICK CONCRETE SLAB.
 - (4) EXISTING FIRE HYDRANT
 - (5) NEW FIRE HYDRANT
 - (6) FIRE DEPARTMENT CONNECTION
 - (7) 1-1/2" DOMESTIC WATER LINE
 - (8) 1,250 GALLON GREASE TRAP
 - (9) 4" SANITARY SEWER SERVICE LINE
 - (10) MONUMENT SIGN
 - (11) STOP SIGN
 - (12) DO NOT ENTER SIGN
 - (13) ONE WAY ONLY SIGN
 - (14) PAINTED TRAFFIC ARROW
 - (15) NEW STORM INLET
 - (16) EXISTING WATER METER TO BE RELOCATED

- GENERAL NOTES:**
1. THIS PROJECT IS REQUESTING APPROVAL FOR CONSTRUCTION OF BUILDING B ONLY.
 2. SEE DEMOLITION PLAN FOR REMOVAL OF EXISTING STRUCTURES, WALK, AND ASPHALT PAVEMENT.
 3. ALL HANDICAP PARKING SPACES, STRIPING, AND SIGNS SHALL BE AS SPECIFIED IN THE CITY OF GRAND JUNCTION'S STANDARD FOR CAPITAL IMPROVEMENTS CONSTRUCTION, UNLESS OTHERWISE NOTED.
 4. ALL PARKING SPACES ARE 9-FT X 18.5-FT WITH 25-FT DRIVE ISLES UNLESS OTHERWISE NOTED.
 5. ALL DETACHED SIDEWALKS SHALL BE 6" THICK UNLESS OTHERWISE NOTED.

RECEIVED
DEC 22 2006
COMMUNITY DEVELOPMENT
DEPT.

LEGEND

—	PROPERTY LINE	⊗	WATER VALVE
- - -	ADJACENT PROPERTY LINE	⊕	EXISTING FIRE HYDRANT
- · - · -	PROPOSED EASEMENT	⊕	NEW FIRE HYDRANT
- · - · -	EXISTING EASEMENT	⊕	EXISTING MANHOLE
- · - · -	PROPOSED CONTOUR	⊕	NEW MANHOLE
- · - · -	EXISTING CONTOUR	⊕	EXISTING LIGHT
- · - · -	PROPOSED BUILDING	⊕	NEW LIGHT
- · - · -	EXISTING BUILDING	⊕	EXISTING ASPHALT
- · - · -	PROPOSED FENCE	⊕	NEW ASPHALT
- · - · -	EXIST. 6" CHAINLINK FENCE	⊕	EXISTING CONCRETE
- · - · -	PROPOSED CONCRETE	⊕	NEW CONCRETE
- · - · -	EXISTING CONCRETE		
- · - · -	PROPOSED CURB/GUTTER		
- · - · -	PROPOSED SPILL CURB/GUTTER		
- · - · -	EXISTING CURB/GUTTER		
- · - · -	PROPOSED SWALE / DITCH		
- · - · -	EXISTING DITCH		
- · - · -	DRAINAGE/TRAFFIC FLOW		
- · - · -	PROPOSED STORM SEWER		
- · - · -	EXISTING STORM SEWER		
- · - · -	PROPOSED SANITARY SEWER		
- · - · -	EXISTING SANITARY SEWER		
- · - · -	PROPOSED WATER LINE		
- · - · -	EXISTING WATER LINE		
- · - · -	PROPOSED IRRIGATION LINE		
- · - · -	EXISTING IRRIGATION LINE		
- · - · -	PHASE / BASIN BOUNDARY		
- · - · -	PROPOSED HAND RAIL		

UTILITIES AND AGENCIES

UTE WATER DISTRICT	242-7491
CITY OF GRAND JUNCTION PUBLIC WORKS	244-1554
GRAND VALLEY IRRIGATION CO.	242-2762
GRAND JUNCTION DRAINAGE DISTRICT	244-4343
XCEL ENERGY	244-2781
QWEST	244-4333
BRECKENRIDGE CABLE	242-8750

CITY OF GRAND JUNCTION ENGINEERING

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

BY: _____ DATE: _____

ACCEPTED AS CONSTRUCTED

BY: _____ DATE: _____

"All details, construction, inspections, and testing shall conform to the City of Grand Junction Standard Contract Documents for Capital Improvements Construction. Contractor shall have a copy of the accepted plans and current City of Grand Junction Standard Documents for Capital Improvements Construction on site and available at all times."

LAND USE SUMMARY

USE	ACRES	PERCENT
BUILDINGS	1.32	20.0%
PARKING	1.46	22.3%
LANDSCAPE	3.68	55.8%
PATIO	0.13	1.9%
ROW	0.00 (55SF)	0.0%
TOTAL	6.59	100%

PARKING SUMMARY:
 HISTORIC DEMAND: 70 SPACES
 SPACES PROVIDED: 105 SPACES

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

APPROVED FOR CONSTRUCTION:

BY: _____ DATE: _____



CALL UTILITY INFORMATION CENTER OF COLORADO 1-800-822-1887	
NO. 1 INTERIM PROJECT TEAM REVIEW DATE: 11-7-06 BY: MTC	NO. 2 RESPONSE TO CITY COMMENTS #1 DATE: 11-21-06 BY: MTC
A · C · G AUSTIN CIVIL GROUP, INC. Land Planning • Civil Engineering • Development Services 336 Main Street, Suite 203 • Grand Junction, Colorado 81501 (970) 242-7540	
HILLTOP BACON COMMUNITY BLDG SITE PLAN 1405 WELLINGTON AVENUE Prepared for: HILLTOP HEALTH SERVICES CORP.	
ORDER NO.: JOB NUMBER: 837.0003	DATE: 11-6-06 SCALE: 1" = 40'-FT SHEET NO.: S-1

KCA 2/8/07

PLEASE IDENTIFY EASEMENTS
 PROPERTY LINES