

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 2531 W. Pinyon
SUBDIVISION:
FILING # BLK # LOT #
TAX SCHEDULE NUMBER: #2945-102-00-095
PROPERTY OWNER: John M. Harris
ADDRESS: 2531 W. Pinyon
PHONE: 242-8453

SQ FT OF BLDG: 4,293
SQ FT OF LOT: 261,373.5
NUMBER OF FAMILY UNITS:
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

DESCRIPTION OF WORK AND INTENDED USE:
*Hospital - New Construction to be used as exam and surgery complex for horse's.

USE OF ALL EXISTING BUILDINGS:
1 - One Story Frame House owned by Harris and rented out.
1 - Existing Hospital Harris uses now *Hospital location in blue.

FOR OFFICE USE ONLY

ZONE: Commercial
SETBACKS: F 10 S 20 R 20
RIGHT OF WAY: 25 FT
MAXIMUM HEIGHT: 35'
PARKING SPACES REQUIRED: 1/300 sq ft = 7 spaces
LANDSCAPING/SCREENING: Indicate proposed tree types - Clearer plan
C.O.'s released 12-9-85 M.S. (some landscaping will yet be installed)

FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: 104
SPECIAL CONDITIONS:

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code). 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 SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

[Signature] SIGNATURE

DATE APPROVED: 11/17/83
APPROVED BY: [Signature]

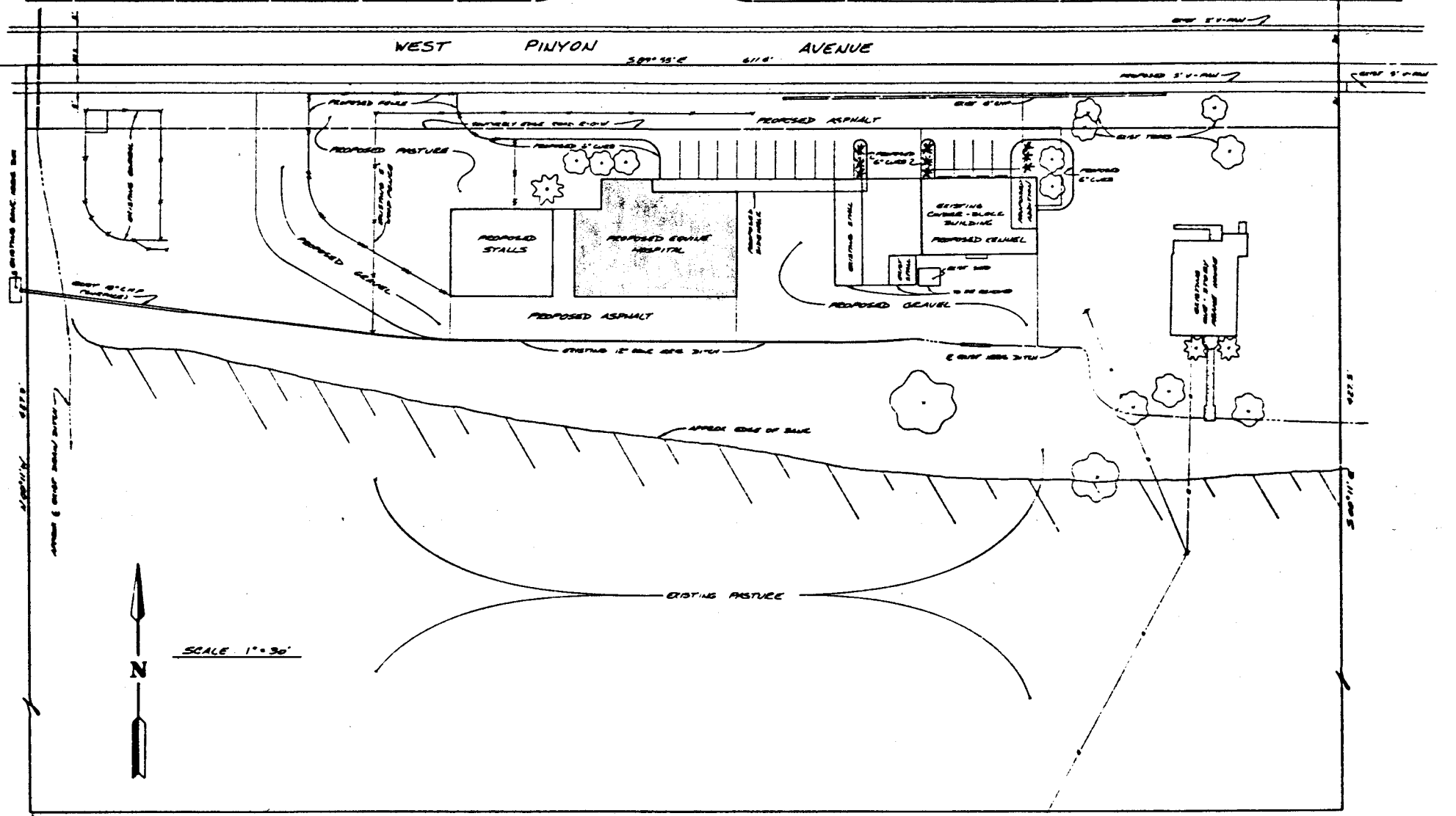
MINERVA

W. CREEK
CIRCLE

PARK

WEST PINYON AVENUE

S89°55'E 611'



POINT OF BEGINNING
BY ONE SE7S AND 10
SEC 10, T12S, R14W, U1T

N89°55'W 617'

CWA COLORADO WEST
ASSOCIATES INC

HARRIS VETERINARY CLINIC

SITE PLAN

N

DATE: 10/1/88
BY: [Signature]

PROPOSED FOR CONSTRUCTION BY [Signature]

MINERVA

W. CRETE
CIRCLE

PARK

C-2 Vacant

WEST PINYON AVENUE

S89°55'E 611.4'

EXIST 2' V-PAN

PROPOSED 5' V-PAN

EXIST 5' V-PAN

PROPOSED STALLS
PROPOSED EQUINE HOSPITAL

EXISTING CINDER-BLOCK BUILDING
PROPOSED KENNEL
PROPOSED ADDITION

EXISTING ONE-STORY FRAME HOUSE



SCALE: 1" = 30'

POINT OF BEGINNING
SW COR SE 1/4 NW 1/4
SEC 10, T15, R1W, U.M.

N89°55'W 611.4'

CWA COLORADO WEST ASSOCIATES INC.
ENGINEERING SURVEYING PLANNING
303 245-2767
835 COLORADO AVENUE
GRAND JUNCTION, COLORADO 81501

NO.	DATE	REVISION	BY
HARRIS VETERINARY CLINIC			
<u>SITE PLAN</u>			
PREPARED FOR JAY FRAUSEN CONSTRUCTION			
DES.	CK	JOB NO. VM B-522-3A	SHEET 1
DR. SK	DATE 10/83	COUNTY FILE NO.	OF 1