

DATE SUBMITTED: 10-02-86

PERMIT # 26317

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2401 North Ave.

SQ. FT. OF BLDG: 1680

SUBDIVISION: Teller Arms

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2945-131-01-000

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Mesa Denver Asso,

USE OF ALL EXISTING BUILDINGS:

ADDRESS: Denver Co.

Commercial

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:

Remodel for Pet Clinic

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: F N/A S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: AS BUILT

CENSUS TRACT #: 7

PARKING SPACES REQ'D: TELLER

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: Arms

SPECIAL CONDITIONS: INDOOR FAC.

Only

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

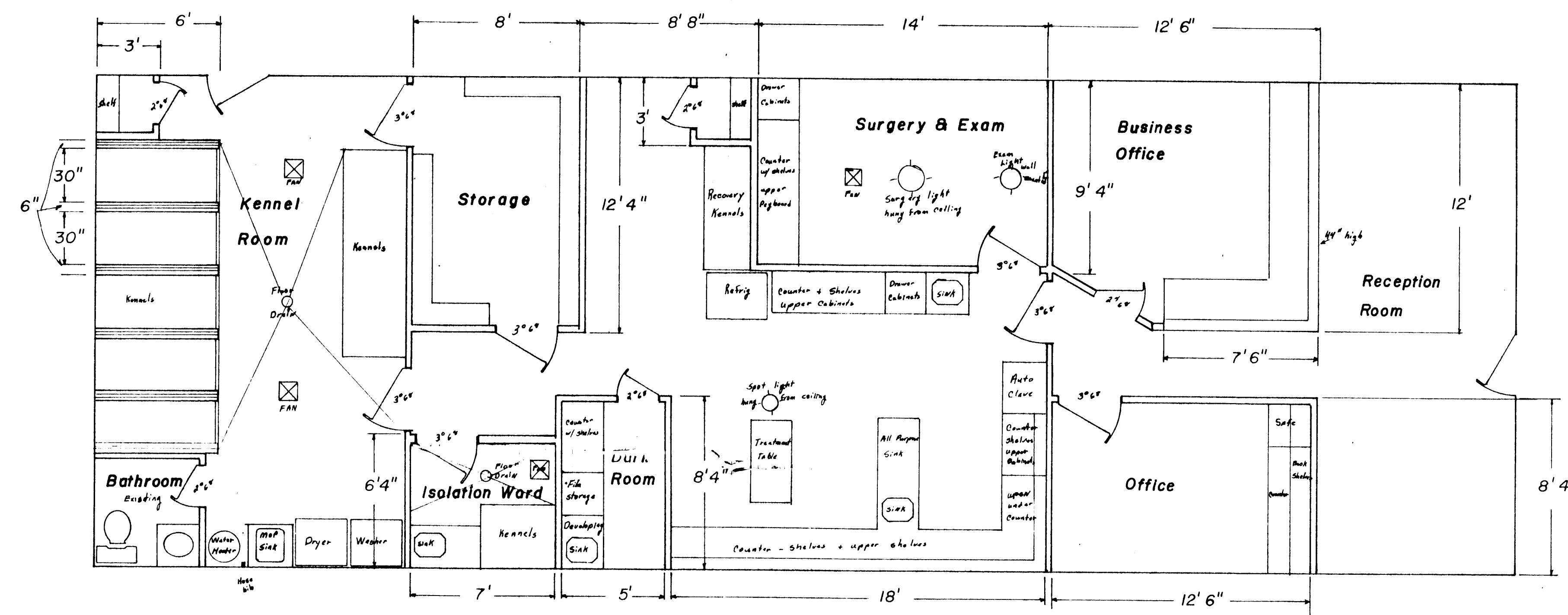
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 10-02-86

APPROVED BY: [Signature]

[Signature]
SIGNATURE



FLOOR PLAN
1/4" = 1'

NO.	DATE	REVISION	BY

Floor Plan
Hinshaw Pet Clinic
Remodel
 DAVIS CONSTRUCTION
 529 Swan Lane
 GRAND JUNCTION, CO 81503
 Phone 243-4520

Scale: 1/4" = 1'
 Date: 9/24/86
 1 of 1 sheets