

FEE \$ N/C

BLDG PERMIT NO. 48485

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

002-0250-02-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 424 S 5th TAX SCHEDULE NO. 2995-143-40-008

SUBDIVISION NA SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 148 LOT back half of 28 thru 32 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER John + Glenda Heideman NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 3012 Poppy ST G.J.

(1) TELEPHONE 245-9147 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Glenda Heideman USE OF ALL EXISTING BLDGS Veterinary Clinic

(2) ADDRESS 3012 Poppy ST G.J. DESCRIPTION OF WORK & INTENDED USE: Remodeling - move bathroom

(2) TELEPHONE 245-9147

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 I-1 Landscaping / Screening Required: YES — NO X

SETBACKS: Front 55 from Property Line (PL) or Parking Req'mt —  
55 from center of ROW, whichever is greater

Side — from PL Rear — from PL Special Conditions: No change in Use - no increase in employees

Maximum Height 65' CENSUS TRACT 8 TRAFFIC ZONE 44

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 G.J. 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 Glenda Heideman Date 5/2/94

Department Approval Bonnie Edwards Date 5/2/94

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —

Utility Accounting Millie Fowler Date 5-2-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

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