

FILE # RZ-95-103

FEE \$ PAID w/ Record

BLDG PERMIT NO. 53331

PLANNING CLEARANCE

Drainage: NONE (site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

TRD: see file

0021-2330-02-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2582 FRD

TAX SCHEDULE NO. 2945-034-00-089

SUBDIVISION N/A T1S R1W S3

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 448

FILING _____ BLK _____ LOT QRS 4

SQ. FT. OF EXISTING BLDG(S) 1238

(1) OWNER MARK RYAN

NO. OF DWELLING UNITS BEFORE: 0 AFTER: _____ CONSTRUCTION

(1) ADDRESS 603 chipeta

NO. OF BLDGS ON PARCEL BEFORE: one AFTER: one CONSTRUCTION

(1) TELEPHONE 243-9357

USE OF ALL EXISTING BLDGS Single Family Res.

(2) APPLICANT James G. Dowd

DESCRIPTION OF WORK & INTENDED USE: Addition

(2) ADDRESS 555 1/2 28 3/4 Rd

Veterinary Hospital

(2) TELEPHONE 241-1169

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 B-1

Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front 5 ft. from center of ROW, whichever is greater

Parking Req't As per site Plan

Side 10 from PL Rear 10 from PL

Special Conditions: Access to be shared w/prop. to east when developed - see requirements

Maximum Height 40 ft

IN FILE CENSUS TRACT 10 TRAFFIC ZONE 24

Maximum coverage of lot by structures 60%

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 James G. Dowd

Date 8-11-95

Department Approval [Signature]

Date 8-11-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - cover usage as vet clinic

Utility Accounting Miller Fowler

Date 8-11-95

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)