

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

BLDG PERMIT NO. <u>00855</u>
FILE # <u>    </u>

## PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>621 24 Rd</u>	TAX SCHEDULE NO. <u>2945-054-05-003</u>
SUBDIVISION <u>PMA 054-05-</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>    </u>
FILING <u>    </u> BLK <u>    </u> LOT <u>    </u>	SQ. FT. OF EXISTING BLDG(S) <u>1200</u>
(1) OWNER <u>Charlie Dos</u>	NO. OF DWELLING UNITS BEFORE: <u>    </u> AFTER: <u>    </u> CONSTRUCTION
(1) ADDRESS <u>621 24 Rd.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>    </u> AFTER: <u>    </u> CONSTRUCTION
(1) TELEPHONE <u>242-1285</u>	USE OF ALL EXISTING BLDGS <u>Dog Kennel</u>
(2) APPLICANT <u>Francis Constructors Inc.</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Construction of 1hr Fire Wall</u>
(2) ADDRESS <u>P.O. Box 1767</u>	
(2) TELEPHONE <u>434-9093</u>	

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>C-2</u>	Landscaping / Screening Required: YES <u>    </u> NO <u>    </u>
SETBACKS: Front <u>    </u> from Property Line (PL) or <u>55'</u> from center of ROW, whichever is greater	Parking Req'mt <u>    </u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: <u>    </u>
Maximum Height <u>40'</u>	
Maximum coverage of lot by structures <u>    </u>	Census Tract <u>    </u> Traffic Zone <u>    </u> Annx # <u>    </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 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 <u>[Signature]</u>	Date <u>10/7/97</u>
Department Approval <u>[Signature]</u>	Date <u>10/7/97</u>

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

Utility Accounting      Date     

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

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

MEMO

Dave Ash

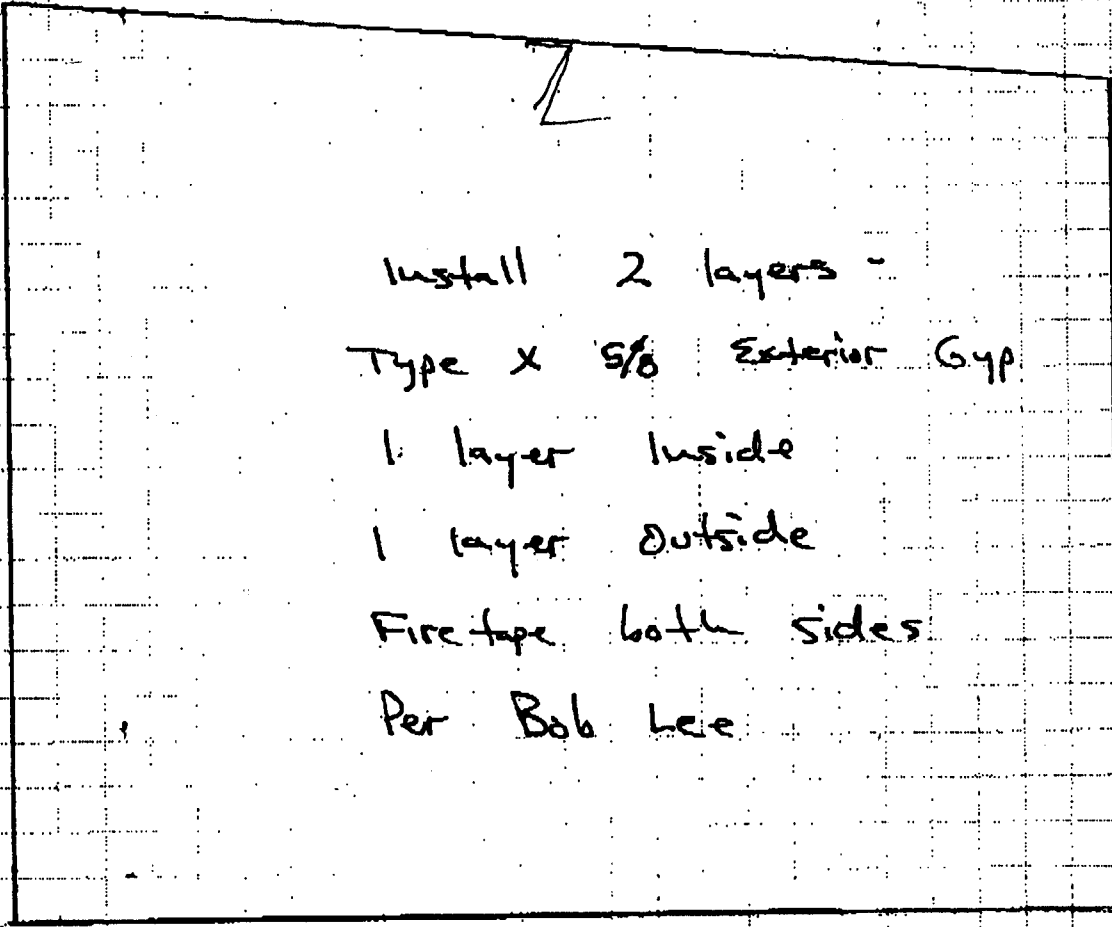
Francis  
Constructors,  
Inc.

For Action To \_\_\_\_\_ Date \_\_\_\_\_ Job No. \_\_\_\_\_

Your Action Or Reply Is Required  
On Or Before \_\_\_\_\_  
For info To \_\_\_\_\_

Appleton Kennel  
621 24 Rd  
Grand Junction 81505

ACCEPTED 4/11/97 10/7/97  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



Install 2 layers -  
Type X 5/8 Exterior Gyp  
1 layer inside  
1 layer outside  
Fire tape both sides  
Per Bob here

12'

East Elevation