

|                              |                              |
|------------------------------|------------------------------|
| Planning \$ <u>Pd w/ CUP</u> | Drainage \$ <u>NONE</u>      |
| TCP \$ <u>300.00</u>         | School Impact \$ <u>NONE</u> |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>58685</u> |
| FILE # <u>CUP-96-152</u>     |

Pd 12/30/96

**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 2708 Hwy 50 TAX SCHEDULE NO. 2945-252-11-011

SUBDIVISION Artesia Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1680

FILING --- BLK --- LOT --- SQ. FT. OF EXISTING BLDG(S) 1778

(1) OWNER Denis J. Charles Thibodeau NO. OF DWELLING UNITS  
BEFORE: NA AFTER: N/A CONSTRUCTION

(1) ADDRESS 325 Pine St. G.J. 81503 NO. OF BLDGS ON PARCEL  
BEFORE: 3 AFTER: 3 CONSTRUCTION

(1) TELEPHONE (970)241-7663

(2) APPLICANT Same USE OF ALL EXISTING BLDGS? 1) Boarding Kennel 3) Storage  
2) Grooming office / Retail

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE: pet boarding  
and grooming facility

(2) TELEPHONE \_\_\_\_\_

✓ 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 H0 Landscaping / Screening Required: YES  NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or  
65 from center of ROW, whichever is greater Parking Req't Per plan

Side 15 from PL Rear 15 from PL Special Conditions: Dev Imp Agreement / Encumbrance  
required to landscape lot in prior to date

Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ Annx # \_\_\_\_\_

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 Charles Thibodeau Date Dec 30, 1996

Department Approval [Signature] Date 12/30/96

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

Utility Accounting [Signature] Date 1/2/97

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Gold/rod: Utility Accounting)

Part of 1997 Staff