

Planning \$ PA w/SPR	Drainage \$ N/A
TCP \$ 2,700.00	School Impact \$ N/A

BLDG PERMIT NO. 103021
FILE # SPR-1997-155

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

BLDG ADDRESS 1946 PALISADE ST TAX SCHEDULE NO. 2945-261-17-005  
 SUBDIVISION ORCHARD MESA HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6,500#  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER TOM MELZER NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (1) ADDRESS 2692 U.S. Hwy. 50, 81503 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE 241-9866 USE OF ALL EXISTING BLDGS Vet Clinic & KENNELS  
 (2) APPLICANT SUN KING DESCRIPTION OF WORK & INTENDED USE: 6,500# C.M.U  
 (2) ADDRESS P.O. Box 3299 Bldg. w/ stucco ext. & asphalt shingles for  
use as a vet clinic & kennels  
 (2) TELEPHONE 245-9173

✓ 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 HO Landscaping / Screening Required: YES  NO

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or  
45 ft LCL from center of ROW, whichever is greater Parking Req't As per plan  
65 ft PA Side 15 ft from PL Rear 15 ft. from PL Special Conditions: NONE

Maximum Height 65 ft.  
 Maximum coverage of lot by structures 35% Census Tract 13 Traffic Zone 80 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 Thomas A. Melzer Date Aug 18, 1997

Department Approval [Signature] Date October 14, 1997

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10627

Utility Accounting [Signature] Date 10-15-97

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

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