

Planning \$ <u>5, -</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>68912</u>
FILE #

PLANNING CLEARANCE

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

EA

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 586 25 ROAD

SUBDIVISION AMIGO PARK

FILING N/A BLK N/A LOT 1

OWNER NBD PARTNERSHIP

ADDRESS 586 25 ROAD

TELEPHONE (970) 245-0210

APPLICANT _____

ADDRESS _____

TELEPHONE _____

TAX SCHEDULE NO. 2945-102-20-001

SQ. FT. OF PROPOSED BLDG(S)/ADDITION REMODEL OF EXISTING SPACE

SQ. FT. OF EXISTING BLDG(S) 4400

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

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

USE OF ALL EXISTING BLDGS VET/ANIMAL CLINIC

DESCRIPTION OF WORK & INTENDED USE: REMODEL
REMOVE EXISTING WALL/PLUMBING, CONSTRUCT
NEW WALL, INSTALL DOOR & CABINET

✓ **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 C-2

SETBACKS: FRONT: _____ from Property Line (PL) or
_____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: Interior remodel
NCTV - existing wall only

CENSUS TRACT 4 TRAFFIC ZONE 10 ANNEX C

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 Grand Junction 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 [Signature]

Department Approval [Signature]

Date 3/1/99

Date 3-1-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>14326-9000</u> <u>TR-88772</u>
Utility Accounting <u>[Signature]</u>			Date <u>3-1-99</u>

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

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