

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>74894</u>
FILE # <u>COU-2000-004.07</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2512 Independent Ave
 SUBDIVISION Grand Junction
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-103-00-152
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500 sq ft
 SQ. FT. OF EXISTING BLDG(S) ~ 6000 sq ft

OWNER West Independent LLC
 ADDRESS 2514 Oleaster Ct G/Colo
 TELEPHONE _____

NO. OF DWELLING UNITS: BEFORE 3 AFTER 4
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Yes

APPLICANT James Harrington
 ADDRESS 3098 E Pearl G/Colo
 TELEPHONE 970-523-0978

DESCRIPTION OF WORK & INTENDED USE:
Veterinary Hospital - Interior remodel only

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

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SETBACKS: FRONT: 25' from Property Line (PL) or
25' from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 0' from PL

PARKING REQUIREMENT: existing
 SPECIAL CONDITIONS: Interior remodel only

MAXIMUM HEIGHT 40'

CENSUS TRACT 9 TRAFFIC ZONE 92 ANNEX _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

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 James Harrington Date 4/4/00

Department Approval Y. Ishu Otagon Date 4/4/00
Believe as of 4/21/00 ON SITE WILL REVIEW JR

Additional water and/or sewer tap fee(s) are required.	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>4/21/00</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)