

Planning \$ <u>0</u>	Drainage \$ 1195 <u>740.24</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>78859</u>
FILE # <u>CUP-2000 2001-008</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 2527 W. Pinyon Ave
 SUBDIVISION Equine Subdivision
 FILING _____ BLK _____ LOT 3

TAX SCHEDULE NO. 2945-102-41-003
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4056^{RS} / 2 BLDGS. / 1 ADDITION
 SQ. FT. OF EXISTING BLDG(S) 3455^{RS}

OWNER Bonnie + John Harris
 ADDRESS 602 Meander Dr
 TELEPHONE 243 8815

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 4
 CONSTRUCTION

APPLICANT John Harris
 ADDRESS 2527 W Pinyon Ave
 TELEPHONE 242 8453

USE OF ALL EXISTING BLDGS HOSPITAL / BARN
 DESCRIPTION OF WORK & INTENDED USE: ADDITION TO BARN
912^{RS} / 144^{RS} QUARANTINE STALL
3000^{RS} COVERED LAMENESS AREA / POLE BARN

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

As per approved SITE PLAN / STAMPED & SIGNED 02/16/01
 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: NO
 SPECIAL CONDITIONS: NONE
 CENSUS TRACT 4 TRAFFIC ZONE 10 ANNEX _____

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 John Harris
 Department Approval [Signature]

Date 2-16-01
 Date 02/16/01

Additional water and/or sewer tap fees are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>2/27/01</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)