

Planning \$	0
TCP \$	0
Drainage \$	0
SIF\$	0

**PLANNING CLEARANCE**  
 (Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE # <u>COU-2004-229</u>

A

Building Address 1660 North Avenue  
 Parcel No. 2945-123-25-011  
 Subdivision Park Place Heights  
 Filing \_\_\_\_\_ Block 4 Lot 6

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 10,846 Square feet  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) Same

**OWNER INFORMATION:** William S. Milius  
 Name 425 North LLC  
 Address 425 North Avenue  
 City / State / Zip Grand Jct. CO, 81501

**DESCRIPTION OF WORK & INTENDED USE:**  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:** Grand Valley Veterinary  
 Name Mark Ryan Inv. Group LLC  
 Address 2582 Patterson Rd  
 City / State / Zip G. J. CO, 81505  
 Telephone 243-3130 or Sam Suplizio 241-2909

\* FOR CHANGE OF USE:  
 \*Existing Use: Former Retail  
 \*Proposed Use: After Hours Emergency Vet Clinic  
 Estimated Remodeling Cost \$ 150,000  
 Current Fair Market Value of Structure \$ 371,000  
Ground - 54,000

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>11</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>No CO until</u>
Voting District _____	Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>
	<u>CDOT landscape permit issued</u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature Mark Ryan Date 9/8/04  
 Department Approval C. Gary Hall Date 1/11/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Curholt</u>			Date <u>1/11/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)