

Planning \$ <u>PD</u>	Drainage \$ <u>detention</u>
TCP \$ <u>15,286.61</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>710<sup>00</sup></u>	

Jg Permit No.
File # <u>SPR-2008-335</u>

8848-0

### PLANNING CLEARANCE

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

#### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2582 FRD  
 SUBDIVISION Redstone Business Park  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

TAX SCHEDULE NO. 2945-034-43-001  
 SQ. FT. OF EXISTING BLDG(S) 1,744 ~~Approx.~~  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8,300 ~~Approx.~~

OWNER Mark Ryan  
 ADDRESS 2582 F RD  
 CITY/STATE/ZIP Grand Junction, CO 81505

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

APPLICANT SAME AS OWNER  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_  
 TELEPHONE 243-3130

USE OF ALL EXISTING BLDG(S) Veterinary Hospital  
 DESCRIPTION OF WORK & INTENDED USE: Construct new 8,300 ~~sq~~ facility including grading; paving; landscaping. Demo existing building upon completion of new building.

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>B-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>16 adj. to bldg</u>
SIDE: <u>10'</u> from PL REAR: <u>15'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>.5 FAR</u>	<u>shared access/parking agreements are recorded.</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Mr. Mark Ryan Date 10/13/08  
 Planning Approval Ronnie Edwards Date 3/2/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>No change</u>
Utility Accounting			Date <u>3-3-09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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