

DATE SUBMITTED: 7-25-89

PERMIT # 33526

FEE \_\_\_\_\_

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1048 INDEPENDENT #104 SQ. FT. OF BLDG: 1265

SUBDIVISION: \_\_\_\_\_ SQ. FT. OF LOT: ?

\_\_\_\_\_ LING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_ NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: 2945-103-00-146 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: ONE MULTI PURPOSE BLD'G.

PROPERTY OWNER: OMEGA REALTY LESSOR TAMARACK HAIR DESIGNERS USE OF ALL EXISTING BUILDINGS: RENTAL COMPLEX INDEPENDENT PLAZA

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE: REMODEL FOR HAIR SALON SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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FOR OFFICE USE ONLY

\_\_\_\_\_ NE: \_\_\_\_\_ FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_ CENSUS TRACT #: \_\_\_\_\_

PARKING SPACES REQ'D: 15 spaces / 300 sq ft gross floor area TRAFFIC ZONE: \_\_\_\_\_

LANDSCAPING/SCREENING: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

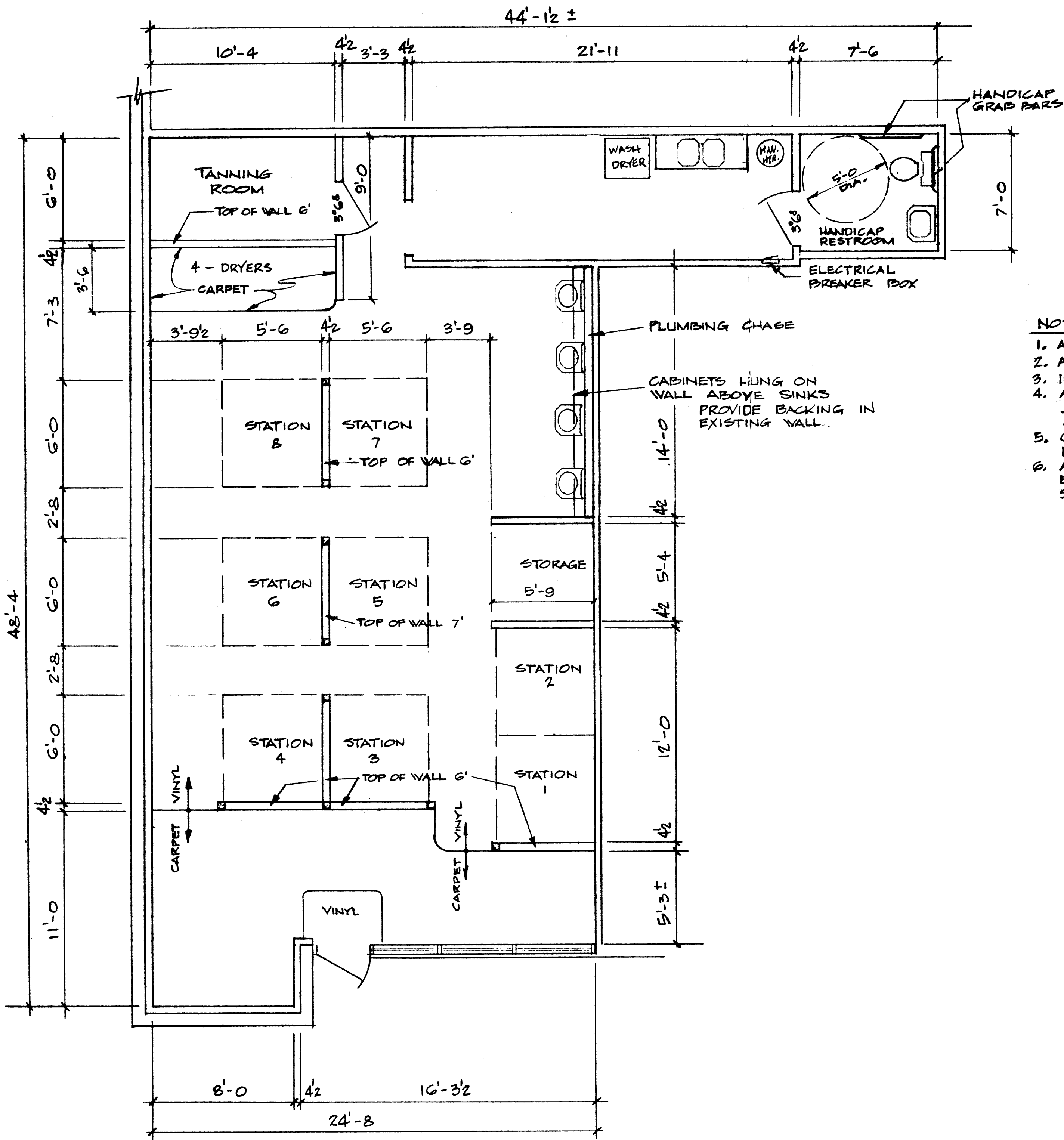
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 7-25-89

APPROVED BY: Linda Witzel

John Gambell  
SIGNATURE



**NOTES:**

1. ALL EXTERIOR WALLS ARE EXISTING.
2. ALL INTERIOR WALLS ARE NEW.
3. INTERIOR WALLS TO BE 2x4 @ 16" C/C
4. ALL DRYWALL TO BE 5/8" FIRECODE W/TAPED & FILLED JOINTS, LIGHT TEXTURE AND 2 COATS SHERVIN-WILLIAMS A100 INTERIOR LATEX PAINT
5. OLD VINYL FLOORING TO BE REMOVED BEFORE INSTALLATION OF NEW VINYL & CARPET.
6. ALL PLUMBING AND ELECTRICAL WORK TO BE PERFORMED BY LICENSED CONTRACTORS TO LOCAL AUTHORITY STANDARDS.

**- FLOOR PLAN -**  
SCALE 1/4" = 1'-0"

REMODEL - INDEPENDENT PLAZA TAMARACK HAIR DESIGNERS GAMBILL CONSTRUCTION 495 284 RD. - GRAND JUNCTION, CO.
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