

DATE SUBMITTED: 10/1/91  
9/30/91

PERMIT NO. 41565

FEE \$ 0

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2863 TEXAS AVE

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: 2943-074-09-031

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

FILING NO. \_\_\_ BLK NO. \_\_\_ LOT NO. \_\_\_

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NO: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER: Rebecca Nordeen

USE OF EXISTING BUILDINGS: Single family

ADDRESS: 2863 Texas Ave

DESCRIPTION OF WORK AND INTENDED USE: Remodel inside of home for beauty shop - adding sink.

TELEPHONE: 245-8309

SUBMITTALS REQUIRED: Two 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

ZONE RSF-8

FLOODPLAIN: YES \_\_\_ NO X

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_ NO X

SIDE \_\_\_\_\_ REAR \_\_\_\_\_

CENSUS TRACT: 6 TRAFFIC ZONE: 2830

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

B. Paulson  
Department Approval  
10/1/91  
Date Approved

X Daniel W. Nordeen  
Applicant Signature  
10/1/91  
Date



GRAND JUNCTION PLANNING DEPARTMENT  
250 North Fifth Street  
244-1430

City of Grand Junction

The Proposed Home Occupation is: Beauty Shop

Your Name & Business Name: Rebecca (Becky) A. Nordreen (<sup>"TANGLES"</sup>~~No Name as yet~~)

Address & Phone 2863 Texas Avenue 245-8309

Section 5-1-9 of the Grand Junction Zoning & Development Code:

A. A home occupation is an allowed accessory use in those zones indicated by Section 4-3-4, Use/Zone Matrix, so long as all of the following conditions are met:

1. The home occupation may not result in the alteration of the appearance of the dwelling unit or the lot on which it is located;
2. No noise, vibration (except that produced by arriving or departing), light, odor, dust, smoke, electromagnetic interference, or other similar effects, detectable outside the dwelling unit by the sense of normal human beings, is allowed;
3. No person not actually dwelling in the residential unit may be employed in the home occupation;
4. Not more than six customers per day shall be allowed to visit the dwelling unit;
5. No more than 20 square feet of on-site floor area shall be used for the storage of goods or materials related to the home occupation.
6. No person shall initiate any activity which would constitute a home occupation until such person has applied for, and received a permit from the Administrator.

B. Signage that does not comply with Section 5-7 shall not be allowed.

C. The conducting of a day care center for not more than six children and the instruction of not more than six students per day in music (without electronically amplified sound), arts, crafts, or other similar instruction, may be considered an acceptable home occupation without compliance with paragraphs 5-1-9A.4 and 5 above.

D. The Administrator shall review all proposed home occupation for compliance with the requirements of this Code.

Home Occupation Definition:

A vocational activity conducted as an accessory use within a residential structure, secondary to the principal use of the structure for residential purposes, and meeting the requirements of this Code.

I REALIZE THAT I MUST COMPLY WITH ALL OF THE ABOVE REQUIREMENTS OR THE APPROVAL OF THIS USE MAY BE VOIDED.

Date: 1/31/91

Property Owner: Daniel W. Nordreen

Representative: \_\_\_\_\_

Department Approval