

DATE SUBMITTED: 4/13/92

changed owners
PERMIT NO. _____
FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 328 ACOMA DR *no such add.* SQ. FT. OF BLDG: 23'6" X 15'6"
 SUBDIVISION RESERVATION SQ. FT. OF LOT: 80' X 90'
 FILING # N/A BLK # 3 LOT # 8 *is such add.* NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # 2945-244-05-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1
 OWNER GARY & LORI DANIELS *STEVE FLEMING IS PRESENT OWNER* USE OF EXISTING BUILDINGS: HOME
 ADDRESS 328 ACOMA DR. DESCRIPTION OF WORK AND INTENDED USE: REMODEL & SALON BUSINESS
 TELEPHONE: 241-3354

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-8 FLOODPLAIN: YES _____ NO X
 SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____
 SIDE _____ REAR interior CENSUS TRACT: 13 TRAFFIC ZONE: 80
 MAXIMUM HEIGHT _____ PARKING REQ'MT _____
 LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: Interior remodel - Home Occupation Beauty Salon

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).

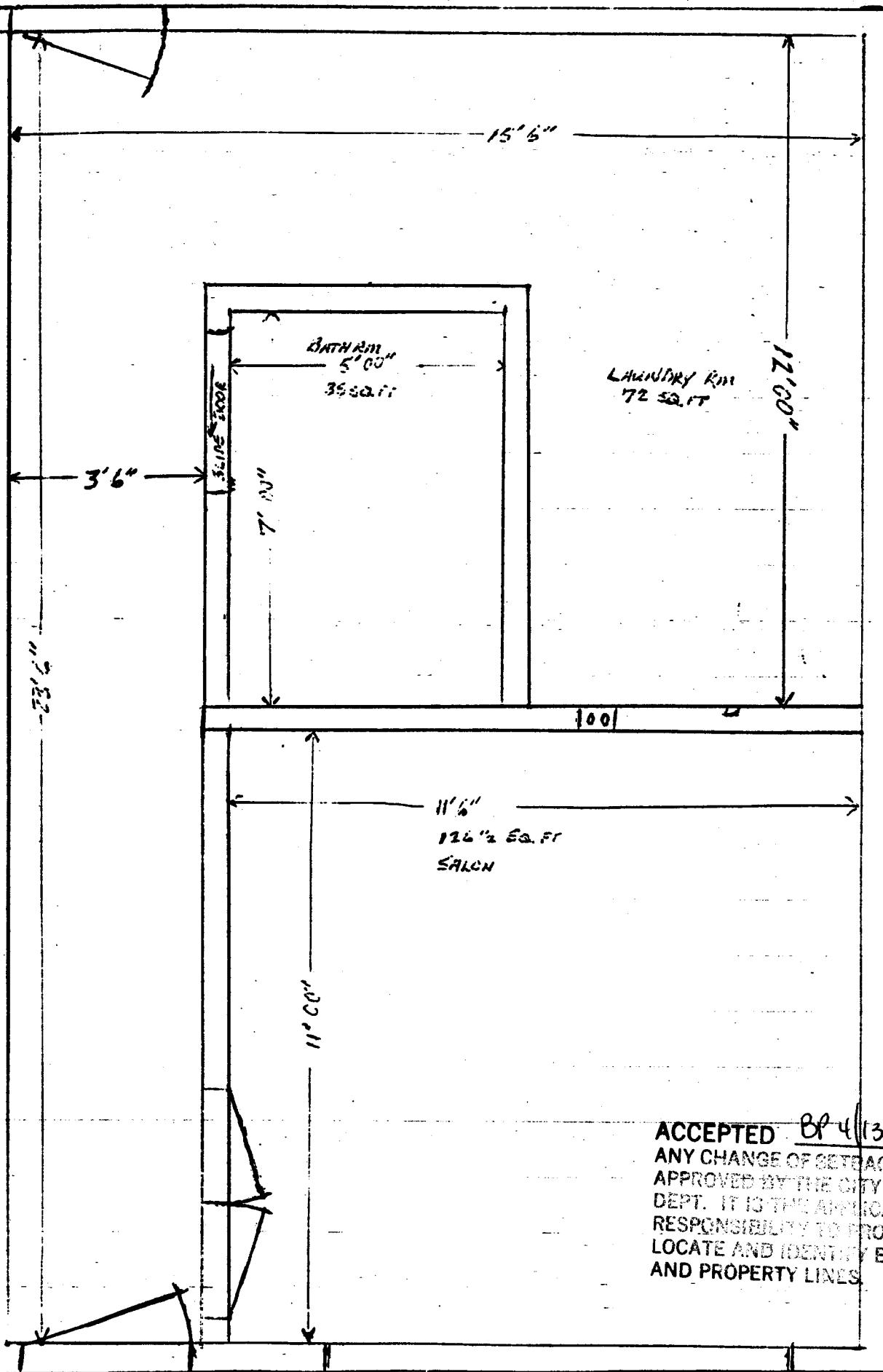
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

William M. Poston
 Department Approval
4/13/92
 Date Approved

Gary Daniels
 Applicant Signature
4-13-92
 Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



ACCEPTED BP 4/13/92
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1/32" = 1 FT.