

DATE SUBMITTED 2-2-94

BUILDING PERMIT NO. 47583

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### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

BLDG ADDRESS 759 Horizon Drive Suite 6 SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 1800  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF FAMILY UNITS \_\_\_\_\_  
 TAX SCHEDULE NO. 2701-361-22-023 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_  
 OWNER CANIC ROGERS USE OF EXISTING BLDGS \_\_\_\_\_  
 ADDRESS 469 ANNANESSA DRIVE DESCRIPTION OF WORK AND INTENDED USE:  
 TELEPHONE 245-4344 Remodel Existing Beauty Salon.

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

ZONE H0 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
 SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side \_\_\_\_\_ from property line CENSUS TRACT 14 TRAFFIC ZONE 15  
 Rear \_\_\_\_\_ from property line Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ File Number \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 Landscaping/Screening Req'd \_\_\_\_\_ Interior Remodel - no change in use

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). 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval Marcia Pety Applicant Signature Marcia Rogers  
 Date Approved 2-7-94 Date 2-7-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) (Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)