

FEE \$ FW/SPR

BLDG PERMIT NO. 50844

PLANNING CLEARANCE

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

Grand Junction Community Development Department

DO NOT REMOVE
FROM OFFICE

204-1190-02-4

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 537 N. 1st

TAX SCHEDULE NO. 2945-151-00-042

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING _____ BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 2800

(1) OWNER Evelyn Steele / Carolyn Meyers

NO. OF DWELLING UNITS
BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS c/o 1107 23 Road
Grand Junction, CO 81505

NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (303) 243-3477

(2) APPLICANT Ernest Guerrie

USE OF ALL EXISTING BLDGS Beauty Salon

(2) ADDRESS 1107 23 Road
Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
3 chair - Beauty salon - no restriction p/dan
Current EQU = 2.079

(2) TELEPHONE (303) 243-3477

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

Landscaping / Screening Required: YES _____ NO

SETBACKS: Front _____ from Property Line (PL) or
_____ from center of ROW, whichever is greater

Parking Reqmt 9 spaces

Side _____ from PL Rear _____ from PL

Special Conditions: Parking to be paved
Spring 1995; stripe per plan 208 94

Maximum Height _____

CENSUS TRACT 3 TRAFFIC ZONE 35

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 G.J. 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 Ernest Guerrie

Date 11/29/94

Department Approval Kristen L. Webb

Date 1/3/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A

Utility Accounting Miller Fowler

Date 1-4-95

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

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