

FEE \$ <u>pd w/ C.O.V.</u>
TCP \$ <u>NONE</u>
DRAINAGE FEE \$ <u>NONE</u>

BLDG PERMIT NO. <u>56264</u>
FILE # <u>100-96-4.20</u>

411 Glenwood Ave  
 3005-1010-04-6 (site plan review, multi-family development, non-residential development) ✓  
 has water & sewer for → Grand Junction Community Development Department

**PLANNING CLEARANCE**

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1156 Nth 4th Suite C TAX SCHEDULE NO. 2945-113-15-017

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

FILING 1 BLK 15 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1248 sf

(1) OWNER Leanne Blaney NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 1635 maple ct. NO. OF BLDGS ON PARCEL  
 BEFORE: 3 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 242-1094 USE OF ALL EXISTING BLDGS Existing businesses

(2) APPLICANT Timmie Sanchez DESCRIPTION OF WORK & INTENDED USE: Minimal

(2) ADDRESS 3044 1/2 Shawnee PL Remodel - Hair Salon

(2) TELEPHONE 434-7282

✓ 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) Parking Req'mt 18 spaces  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear Interior from PL Special Conditions: 6 operator stations  
~~parking east of building impeded by~~

Maximum Height \_\_\_\_\_ CENS.T. 4 T.ZONE 34 ANNEX # \_\_\_\_\_

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 Timmie Sanchez Date 5-8-96

Department Approval Kristen K Ashbeck Date 5/21/96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. N/A *no change in current employees*

Utility Accounting Millie Fowler Date 5-22-96

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

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