

FEE \$	XXXXXX N/C
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. 57809
FILE # COU-96-424

PLANNING CLEARANCE

3008-0070-037 site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 504 28 1/2 Rd. TAX SCHEDULE NO. 2943-074-00-074

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 1600

(1) OWNER Vernon Mary Kelley NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2915 Lilly Pl. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-9713 USE OF ALL EXISTING BLDGS Manufacturing

(2) APPLICANT Jamie Mullis DESCRIPTION OF WORK & INTENDED USE:
interior remodel Barber Shop

(2) ADDRESS 2208 Mudgett

(2) TELEPHONE 243-5184
250-1866

✓ 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-1 Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL

Special Conditions: one new interior wall -

Maximum Height —
 Maximum coverage of lot by structures — CENS.T. 6 T.ZONE 30 ANNEX # —

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 Jamie Mullis Date Sept. 26, 1996

Department Approval Bill Nuhn Date 10-4-96

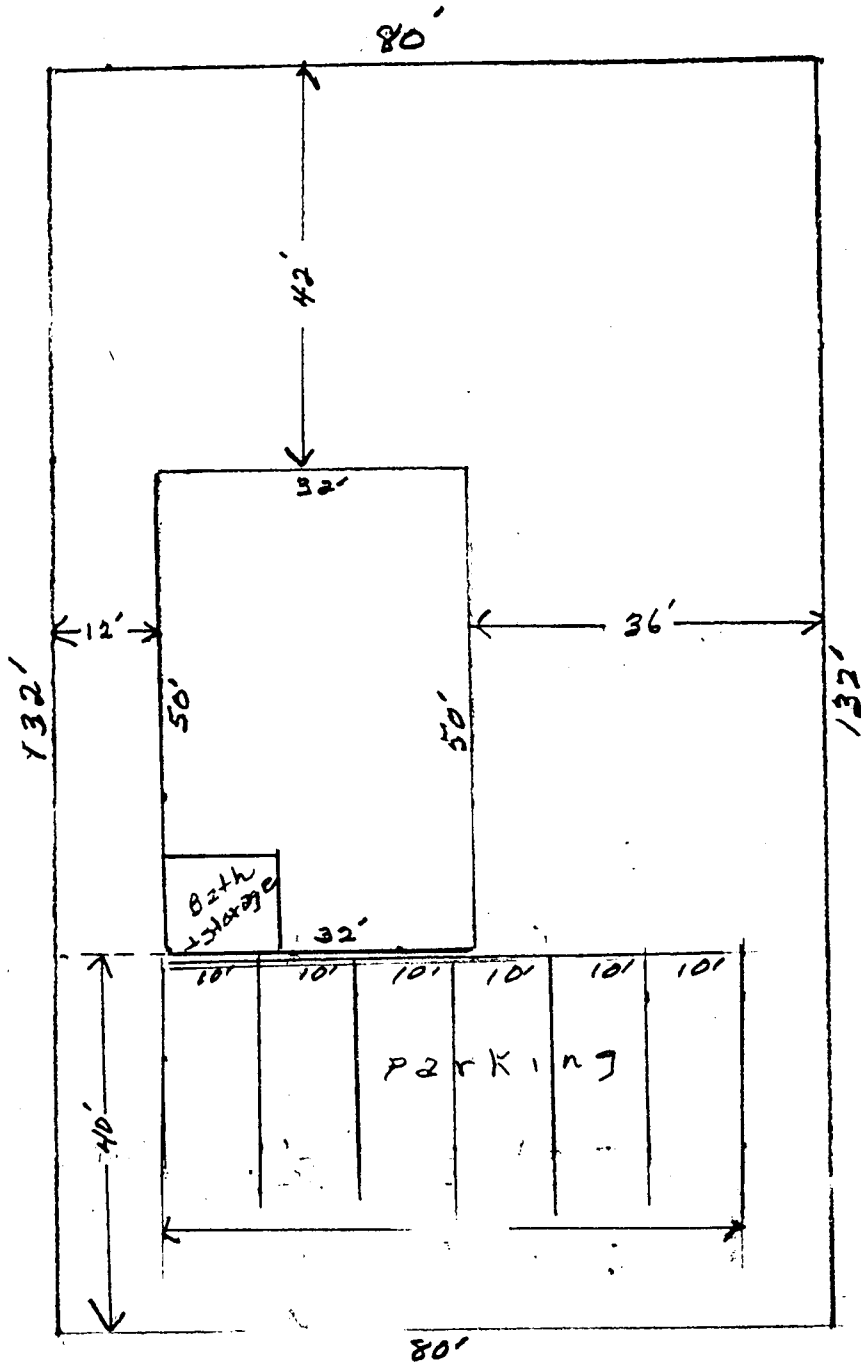
Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. —

Utility Accounting Patricia Rehder Date 10-4-96

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)

ACCEPTED *SLC per Bd 10/4/96*
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.



Barber shop
w/ 9 chairs

504 28 1/2 Rd