

FEE \$ 50.00 - change to use - paid  
 TCP \$ —  
 DRAINAGE FEE \$ —

#3360

Kathy Portner

BLDG PERMIT NO. 54728  
 FILE # 68-93

existing non-finished space between Little Caesars & Subway

**PLANNING CLEARANCE**

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

Grand Junction Community Development Department

1004-0160-01-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 115 W. Grand Ave #B TAX SCHEDULE NO. 2945-154-01-013  
 SUBDIVISION G.S. CO. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,200  
 FILING — BLK 2 LOT — SQ. FT. OF EXISTING BLDG(S) 1,200  
 (1) OWNER GAY JOHNSON'S INC. NO. OF DWELLING UNITS BEFORE: — AFTER: — CONSTRUCTION  
 (1) ADDRESS 1154 N. 4TH B.S. CO. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE (970) 245-7992 USE OF ALL EXISTING BLDGS retail-foods  
 (2) APPLICANT TGF INVESTMENTS DESCRIPTION OF WORK & INTENDED USE: TEENY FANTASTIC  
 (2) ADDRESS 4822 S. CAASOW ST. AURORA, CO. 80015 FANTASTIC SAM'S HAIR SALON  
 (2) TELEPHONE (303) 766-7867 766-7395

Bruce

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 existing  
 or — from center of ROW, whichever is greater  
 Side — from PL — from PL Special Conditions: —  
 Maximum Height —  
 Maximum coverage of lot by structures — CENS.T. 9 T.ZONE 43 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 Bruce A. Baker (CONTRACTOR) Date 1/3/95  
 Department Approval Kathy Portner Date 1/15/96  
 Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. Current - 200  
 Utility Accounting Michelle Souler Date 1-15-96 change per 30 sg.

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)