

FEE \$	N/C
TCP \$	-
DRAINAGE FEE \$	-

#3021-3280-04-0
#3021-3290-03-1

BLDG PERMIT NO.	55359
FILE #	-

3021-3340-01-8

PLANNING CLEARANCE

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

✓ 543

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2454 Hwy 650 Hilltop TAX SCHEDULE NO. 2945-091-05-008

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

FILING - BLK - LOT 1 thru 3 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Valley Plaza (Sid Squirrel) NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 225 N 5th

(1) TELEPHONE 241-2909 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Great Clips USE OF ALL EXISTING BLDGS retail

(2) ADDRESS 2755 City Rd 250 Durango Co DESCRIPTION OF WORK & INTENDED USE:
Interior remodel for hair salon

(2) TELEPHONE 970-259-7304

✓ 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 HO Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) Parking Req't 12 spaces
or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: parking req: 4 stations X
3 spaces / station = 12 spaces

Maximum Height _____ CENS.T. 9 T.ZONE 97 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 [Signature] Date 3-1-96

Department Approval [Signature] Date 3-13-96

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

Utility Accounting [Signature] Date 3-13-96

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)