

FEE \$	5,006
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	57274
FILE #	

## PLANNING CLEARANCE

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

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2493 Hwy. 6<sup>e</sup> 50 unit TAX SCHEDULE NO. 2945-094-16-017 & 018  
17 & 18

SUBDIVISION Cottonwood Mall SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Peel's Salon Services NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION \_\_\_\_\_

(1) ADDRESS 13747 E. Street NO. OF BLDGS ON PARCEL  
Omaha, Neb. 68137 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION \_\_\_\_\_

(1) TELEPHONE 800-777-7335 ext. 104 USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Lynn (Phillips Const.) DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 1641 Rood Ave.  
G. J. Co. Interior Remodel

(2) TELEPHONE 245-7478

✓ 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't \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Special Conditions: Interior Remodel  
No change in use

Maximum Height \_\_\_\_\_ CENS.T. 9 T.ZONE 11 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 Lynn J. Phillips Date 8/23/96

Department Approval Marcia Rabidoux Date 8-23-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A - no change

Utility Accounting Melanie Foule Date 8-23-96

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)