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TCP \$

BLDG PERMIT NO. N/A

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

1074-1450-015 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 415 West Ouray TAX SCHEDULE NO. 2945-151-00-062
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Adolfo & Shery Arias NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) ADDRESS 415 West Ouray Ave
(1) TELEPHONE 241-0276 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT Shery Arias USE OF EXISTING BLDGS home
(2) ADDRESS 415 W. Ouray DESCRIPTION OF WORK AND INTENDED USE: Convert
(2) TELEPHONE 241-0276 Storage to Beauty Salon
employee only

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-64 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions Interior remodel -
Side _____ from PL Rear _____ from PL No site plan required ml
Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature Shery Arias Date 7-30-96

Department Approval Marcia Rabideaux Date 7-30-96

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

Utility Accounting Atta Hobbs Date 7/30/96

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)