

FEE \$ <u>pd w/ COV</u>
TCP \$ <u>NA</u>
DRAINAGE FEE \$ <u>NA</u>

BLDG PERMIT NO. <u>NA?</u>
FILE # <u>COV 96-4.10</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1003-0470-14.9

THIS SECTION TO BE COMPLETED BY APPLICANT 2945-133-19-010

BLDG ADDRESS 1204 UTE AVE TAX SCHEDULE NO. 2945-133-19-0094
 SUBDIVISION Keith Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 620
 FILING BLK m LOT 314 32 SQ. FT. OF EXISTING BLDG(S) 620

(1) OWNER Al Mayo NO. OF DWELLING UNITS
 BEFORE: — AFTER: — CONSTRUCTION
 (1) ADDRESS 2472 H Road
 (1) TELEPHONE 242-5051 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (2) APPLICANT DEBBY ELLSWORTH USE OF ALL EXISTING BLDGS OFFICE SPACE
 (2) ADDRESS 2110 Sequoia DESCRIPTION OF WORK & INTENDED USE: Hair Salon
 (2) TELEPHONE 245-7505 3 chairs
2 sinks

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 X
 SETBACKS: Front — from Property Line (PL) Parking Req't 9 paved
 or — from center of ROW, whichever is greater
 Side — from PL Rear NA from PL Special Conditions: see file COV 96-4.10
 Maximum Height —
 Maximum coverage of lot by structures — CENS.T. — T.ZONE — 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 Debbie Ellsworth Date 3-11-96
 Department Approval Tina L. Webb Date 3/21/96
 Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. Current EDU
 Utility Accounting Millie Fowler Date 3-21-96 okay

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

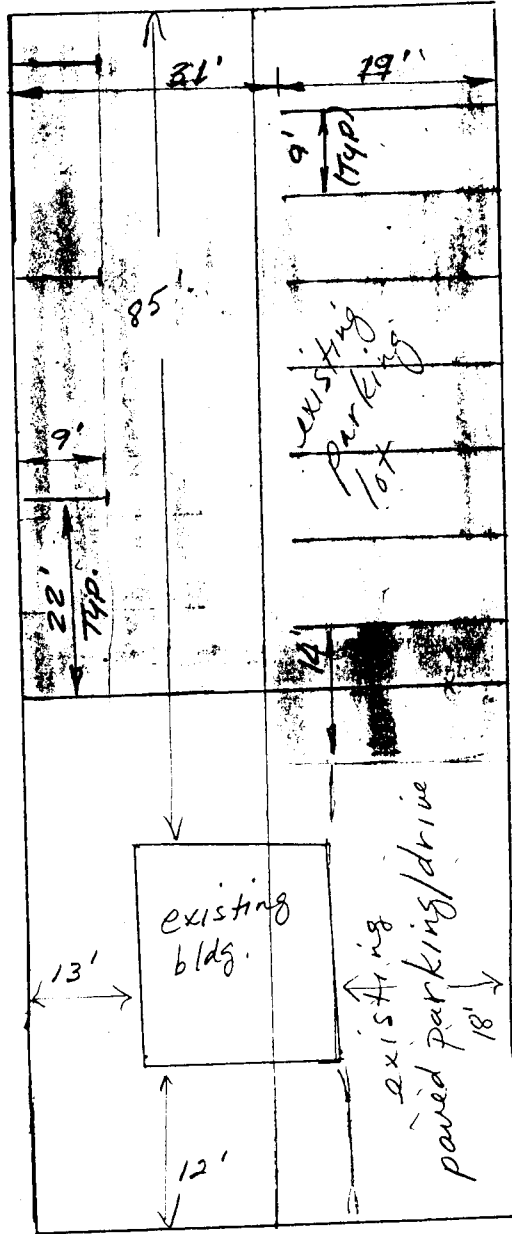
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



2945 133-19-009 - 70 x 50
2945-133-19-010 - 55 x 50
125 x 50

1204 Ute Ave

50' Alley



The pink area is where we will be parking. The parking stalls are 19' in length + 9' wide. Our handicap space is 14' wide + 19' in length 125'

Total Spaces = 13 (11)+
Required spaces - 9

ACCEPTED KKA 3/21/96
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.

Ute Ave.

Response to Kristen's Comments -
scheduled for Monday
3/25/96