

FEE \$	<u>Paid</u>
TCP \$	<u>NA</u>
DRAINAGE FEE \$	<u>NA</u>

BLDG PERMIT NO.	<u>58947</u>
FILE #	<u>COU-1997-004.7</u>

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 496 28 1/2 rd #4 TAX SCHEDULE NO. 2943-181-01-012
 SUBDIVISION Powell SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1000 Sq Ft
 (1) OWNER Glen McComas/M. Simpson NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 1211 Colorado Ave.
 (1) TELEPHONE 245-1178 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (2) APPLICANT Mannette Fisher USE OF ALL EXISTING BLDGS _____
 (2) ADDRESS 1167 Laurel St. DESCRIPTION OF WORK & INTENDED USE: _____
 (2) TELEPHONE 970-245-3515 Hair Salon

✓ 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 PB Landscaping / Screening Required: YES _____ NO X
 SETBACKS: Front _____ from Property Line (PL)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear Interior from PL
 Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 7 T.ZONE 99 ANNEX # _____

Parking Req'mt 9 spaces - 3 + off-site
 Special Conditions: see file

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 Mannette Fisher Date 1/21/97

Department Approval Timothy J. Webb Date 1/19/97

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

Utility Accounting Chuchan Date 1-29-97 3001-1260-02-0

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)

Date Submitted: 1-21-97



CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: Glen McComas / Mary Simpson
 Address: 1211 Colorado Ave
 Telephone: 970-245-1178

Applicant's Name: Nannette D Fisher
 Address: 1667 Laurel St.
 Telephone: (970) 245-3515

Location of Property: 496 28 1/2 RD. #4
 Tax Parcel No. 2943-181-01-012
 Existing Use: Office / vacant
 Proposed Use: Salon
 Other: _____

FOR OFFICE USE ONLY				
Zone: <u>PB</u>	Setbacks	F:	S: _____	R:
Special Conditions:			<u>NA Interior</u>	

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

Nannette D Fisher
Applicant's Signature

1/21/97
Date

Kristen Albeck
Community Development Department Approval

1/29/97
Date

White - Community Development Dept.

Yellow - Customer