

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

BLDG PERMIT NO.	<u>58989</u>
FILE #	<u>COU-1997-004.6</u>

4001-1990-03-9

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 <u>2692 HWY 50</u>	TAX SCHEDULE NO. <u>2945-261-29-002</u>
SUBDIVISION <u>Mesa Plaza</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING <u>—</u> BLK <u>—</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>KANSAS CITY LIFE INS CO</u>	NO. OF DWELLING UNITS BEFORE: <u>—</u> AFTER: <u>—</u> CONSTRUCTION _____
(1) ADDRESS <u>3520 BROADWAY - MO</u> <u>64141</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION _____
(1) TELEPHONE _____	USE OF ALL EXISTING BLDGS _____
(2) APPLICANT <u>LORETTA TARR</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) ADDRESS <u>596 A COLANWOOD ST.</u> <u>81504</u>	
(2) TELEPHONE <u>970-256-1783</u>	<u>COSMETOLOGY</u>

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 <u>H0</u>	Landscaping / Screening Required: YES <u>—</u> NO <u>X</u>
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>12 spaces w/in parking lot</u>
Side _____ from PL Rear <u>NA Interior</u> from PL	Special Conditions: <u>for shopping ctr</u>
Maximum Height _____	
Maximum coverage of lot by structures _____	CENS.T. <u>13</u> T.ZONE <u>80</u> 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 <u>Loretta Tarr</u>	Date <u>1-21-97</u>
Department Approval <u>Kristen Ambrose</u>	Date <u>1/29/97</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____	
Utility Accounting <u>Codebooks</u>	Date <u>1-29-97</u>

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



COU-1997-004.6

CHANGE OF USE DEVELOPMENT APPLICATION

Property Owner: KANSAS CITY LIFE INS CO
Address: 3520 BROADWAY K.C. MO 64141
Telephone: _____

Applicant's Name: LORETTA TARR
Address: 596 A COLANWOOD ST. GJ 81504
Telephone: 970-256-1783

Location of Property: 2692 Hwy 50 SUITE N

Tax Parcel No. 2945-261-29-002

Existing Use: BOOK STORE

Proposed Use: BEAUTY SALON

Other: _____

FOR OFFICE USE ONLY				
Zone: <u>HO</u>	Setbacks	F:	S:	R:
Special Conditions:				

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.

Loretta Tarr
Applicant's Signature

1-21-97
Date

Kirsten L. Adlbeck
Community Development Department Approval

1/29/97
Date

White - Community Development Dept.

Yellow - Customer