

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>69746</u>
FILE #

**PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BUILDING ADDRESS 495 28 1/4 Rd  
SUBDIVISION —  
FILING — BLK — LOT —  
OWNER Carie Decker  
ADDRESS 495 28 1/4 Rd.  
TELEPHONE 242-1474  
APPLICANT Same  
ADDRESS —  
TELEPHONE —

TAX SCHEDULE NO. 2943-182-00-009  
SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
SQ. FT OF EXISTING BLDG(S) 115 x 130  
NO. OF DWELLING UNITS: BEFORE — AFTER —  
CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS office/retail  
DESCRIPTION OF WORK & INTENDED USE:  
salon-retail  
interior only

✓ 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-1  
SETBACKS: FRONT: — from Property Line (PL) or — from center of ROW, whichever is greater  
SIDE: — from PL REAR: — from PL  
MAXIMUM HEIGHT —  
MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —  
PARKING REQUIREMENT: 3sp/Chair (12)  
SPECIAL CONDITIONS: interior only  
CENSUS TRACT 7 TRAFFIC ZONE 39 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 Grand Junction 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 Carie Decker Date 4-22-99  
Department Approval Bonnie Edwards Date 4-22-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>Jessy Shaper</u>			Date <u>4/22/99</u>

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

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

130'

20'6"

Handicap Ramp

9' 17

9' 18

9' 19

9' 20

9' 21

9' 22

9' 23

9' 24

9' 25

Gravel

115'

Planter

~~Handicap Ramp~~

9 9'

10 9'

11 9' 4"

12 8' 6"

13 8' 10"

14 9'

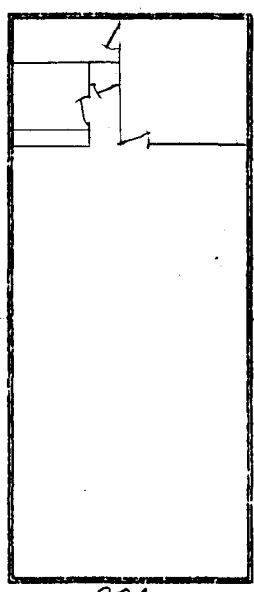
15 8' 7"

16 9'

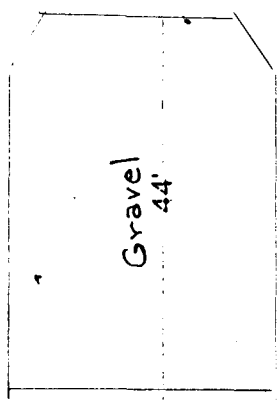
~~Handicap Ramp~~

69'5"

50'



22'



Gravel  
44'

8' 9"

8

9' 2"

7

38'5"

8' 6"

6

9' 6"

5

8' 9"

4

8' 3"

3

10'

2

8' 3"

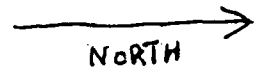
1

handicap Ramp

5'

130'

495-28 1/4 Rd



Beauty Salon parking plan