

Planning \$ <u>5.00</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>69747</u>
FILE # <u>SPR-1997-180</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

34711-22657 * THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 533 BOGART LANE #410 TAX SCHEDULE NO. 2945-103-34-002

SUBDIVISION Grace Comm. Sub. Replat SQ. FT. OF PROPOSED BLDG(S)/ADDITION -

FILING - BLK - LOT 2 SQ. FT. OF EXISTING ^{space} BLDG(S) 1681 (unit #410)

OWNER JACK BOGART NO. OF DWELLING UNITS: BEFORE - AFTER -

ADDRESS 533 BOGART LANE CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

TELEPHONE 245-1611 USE OF ALL EXISTING BLDGS retail, offices

APPLICANT TYLER L. SIMONSON DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 922 SQUIRE COURT interior remodel for beauty

TELEPHONE (970) 858-1663 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 C-2 LANDSCAPING/SCREENING REQUIRED: YES - NO -

SETBACKS: FRONT: - from Property Line (PL) or - from center of ROW, whichever is greater

SIDE: - from PL REAR: - from PL PARKING REQUIREMENT: 3 spaces per chair

MAXIMUM HEIGHT - SPECIAL CONDITIONS: Interior Only

MAXIMUM COVERAGE OF LOT BY STRUCTURES - CENSUS TRACT 4 TRAFFIC ZONE 10 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 Tyler L. Simonson Date 4/22/99

Department Approval (M.P.) Ronnie Edwards Date 4-22-99

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No charge</u>
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Utility Accounting <u>Debbie Vanover</u>	Date <u>4-22-99</u>
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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)