

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

BLDG PERMIT NO. <u>71773</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

2906-1833
 BUILDING ADDRESS 241 Grand Avenue TAX SCHEDULE NO. 2945-143-02-006

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 79 LOT 9410 SQ. FT. OF EXISTING BLDG(S) 7,000 sqft.

OWNER Shari Raso NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 101 South 3rd Street NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

TELEPHONE 242-9180 USE OF ALL EXISTING BLDGS Office, Retail, Salon

APPLICANT Garrett Walker DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 879 2A Road New Beauty Salon

TELEPHONE 241-9020

✓ **Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE B-3 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

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

MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: Approve interior remodel

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ for beauty salon with a maximum of 7
stations

CENSUS TRACT 1 TRAFFIC ZONE 43 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 Garrett Walker Date 8-21-99

Department Approval Kristen K. Ashbeck Date 8/27/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>(circled)</u>	W/O No.
Utility Accounting <u>J. Adams</u>	Date <u>8-27-99</u>

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

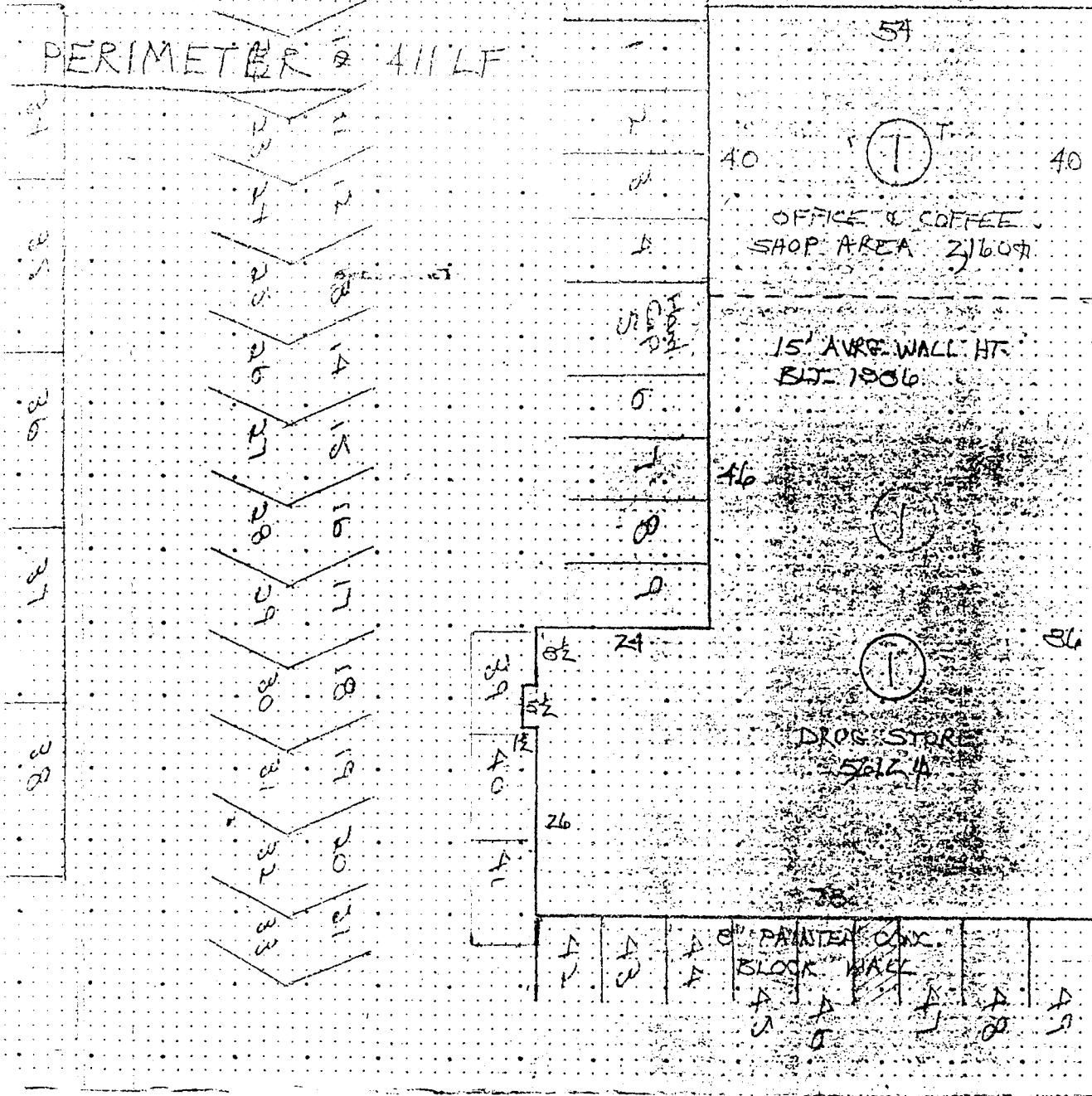
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

— GRAND AVENUE —

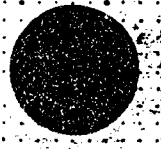
Note: All parking spaces are striped

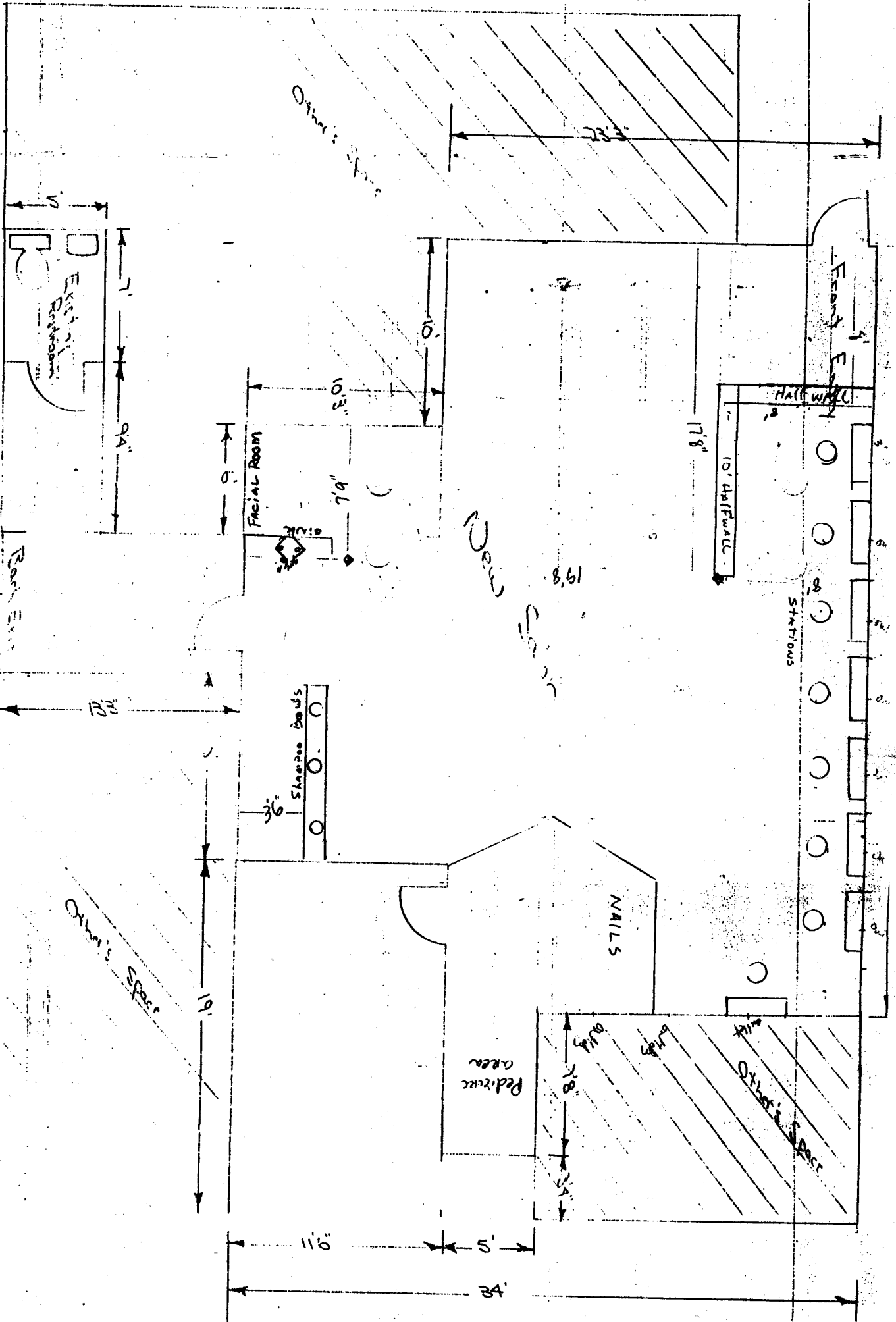
AREA = 7,772 #

PERIMETER 411 LF



Grand Ave





1/17/77
D. G. ...

