

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>90795</u>
FILE #

ⓐ

## PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

(243 Grand) THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 241 Grand Avenue  
 SUBDIVISION Suite 5

TAX SCHEDULE NO. 2995-143-02-0057

FILING \_\_\_\_\_ BLK 69 LOT 9+10

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 434,150

OWNER Raso Properties

ESTIMATED REMODELING COST \$ 18,000

ADDRESS 101 So. 3rd Street

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
CONSTRUCTION

TELEPHONE 523-4880

USE OF ALL EXISTING BLDGS Office/Retail

APPLICANT Garrett Walker

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 879 24 Road

Interior Remodel of  
Estilos Salon.

TELEPHONE 241-9020

Facial Room/Pedicure room  
300 sq ft

✓ 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 B-2

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING REQUIREMENT: \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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.

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 that 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 [Signature]

Date 8-8-03

Department Approval [Signature]

Date 8-8-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/8/03</u>		<u>Current 9.5 Eqy</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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