

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

2

BLDG PERMIT NO.
FILE #

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1231 N. 23rd St

TAX SCHEDULE NO. 2945-124-26-004

SUBDIVISION _____

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 89,310

FILING _____ BLK _____ LOT _____

ESTIMATED REMODELING COST \$ 400.00

OWNER Stuart Sidney / waterfield properties management

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 420 N 8th Street P.O. Box 2266

USE OF ALL EXISTING BLDGS: Insurance office

TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE: Salon

APPLICANT Misty Castaneda

put in a non-lead barring

ADDRESS 3042 Mohawk Ave

wall for a Facial Room.

TELEPHONE 523-9065

per make Half-Address.

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

SPECIAL CONDITIONS: Interior Remodel

PARKING REQUIREMENT: N/A

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 Misty Castaneda

Date 2/27/04

Department Approval W/She Aragon

Date 2/27/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kathleen Barry</u>			Date <u>2/27/04</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)