

Planning \$	5.00
TCP \$	8
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 2546 Rimrock Bldg C Unit 3

Parcel No. either 2945-103-37-012

Subdivision Rimrock 02-015

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Jerry Muth / Great Clips

Address 456 Jenkins Ranch Rd

City / State / Zip Durango, CO 81301

APPLICANT INFORMATION:

Name Ford Construction

Address 714 Arrowest Rd #A

City / State / Zip Grand Jct, CO 81505

Telephone 245-9343

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: Tenant Finish

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: Great Clips Hair Salon

Estimated Remodeling Cost \$ N/A

Current Fair Market Value of Structure \$ N/A

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)

Landscaping/Screening Required: YES _____ NO _____

Side _____ from PL N/A Rear _____ from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

Special Conditions: _____

Voting District _____ Ingress / Egress
Location Approval _____
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building 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 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 Signature C. Parks Osborne Date 5-28-04

Department Approval C. Tays Hall Date 5/28/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting [Signature] Date 5/28/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr
Date: 5/28/04 1:50PM
Subject: RE: Great Clips - Hair Salon

5/28/04

Based on information submitted to this office, Great Clips, to be located at 2526 Rimrock, Building C, Unit #3, will have no pretreatment requirements. Please contact me at #256-4162, should you have questions.