

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

BLDG PERMIT NO.
FILE #

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2454 Hwy 6450  
 SUBDIVISION Sawtelle  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT #1

TAX SCHEDULE NO. 2945-091-05-010  
 SQ. FT. OF EXISTING BLDG(S) 2,394  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS   

OWNER K&N investors  
 ADDRESS 637 North ave  
 CITY/STATE/ZIP GJ, CO. 81501

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT Gina Nunnery  
 ADDRESS 335 Iron Horse ct  
 CITY/STATE/ZIP Grand Jct, CO 81508  
 TELEPHONE 970-243-4200

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_  
*estimated remodeling cost* 75,000.  
 DESCRIPTION OF WORK & INTENDED USE: Upscale Beauty Salon, retail Sales  
*fair market value* 2,877,360.

**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 <u>C-1</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>approved per plan</u> <u>20.5 eqv-</u>
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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 Gina Nunnery  
 Department Approval Gayleen Henderson

Date 12-14-05  
 Date 12-14-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>14355-9019</u>
Utility Accounting <u>D Overholt</u>			Date <u>12/14/05</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)