

Planning \$
TCP \$
Drainage \$
SIF\$

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

Building Address 2938 N. AVE  
Parcel No. 2943-083-33-002 (B)  
Subdivision Palace Point Mall  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 1,582 Sq. Ft. Proposed 1,582  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Ston Professional Academy  
Address 2938 N. AVE  
City / State / Zip G.I. CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SUNSET BUILDERS  
Address PO BOX 40002  
City / State / Zip G.I. CO 81504  
Telephone 216-5949

\* FOR CHANGE OF USE:  
\*Existing Use: RETAIL  
\*Proposed Use: BEAUTY SCHOOL / OFFICE  
Estimated Remodeling Cost \$ 50,000  
Current Fair Market Value of Structure \$ 158,890 (B)  
853,310

**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 <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>00/00</u> from PL Rear <u>10/10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

PLANNING  
JUN 20 2006  
TB

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).

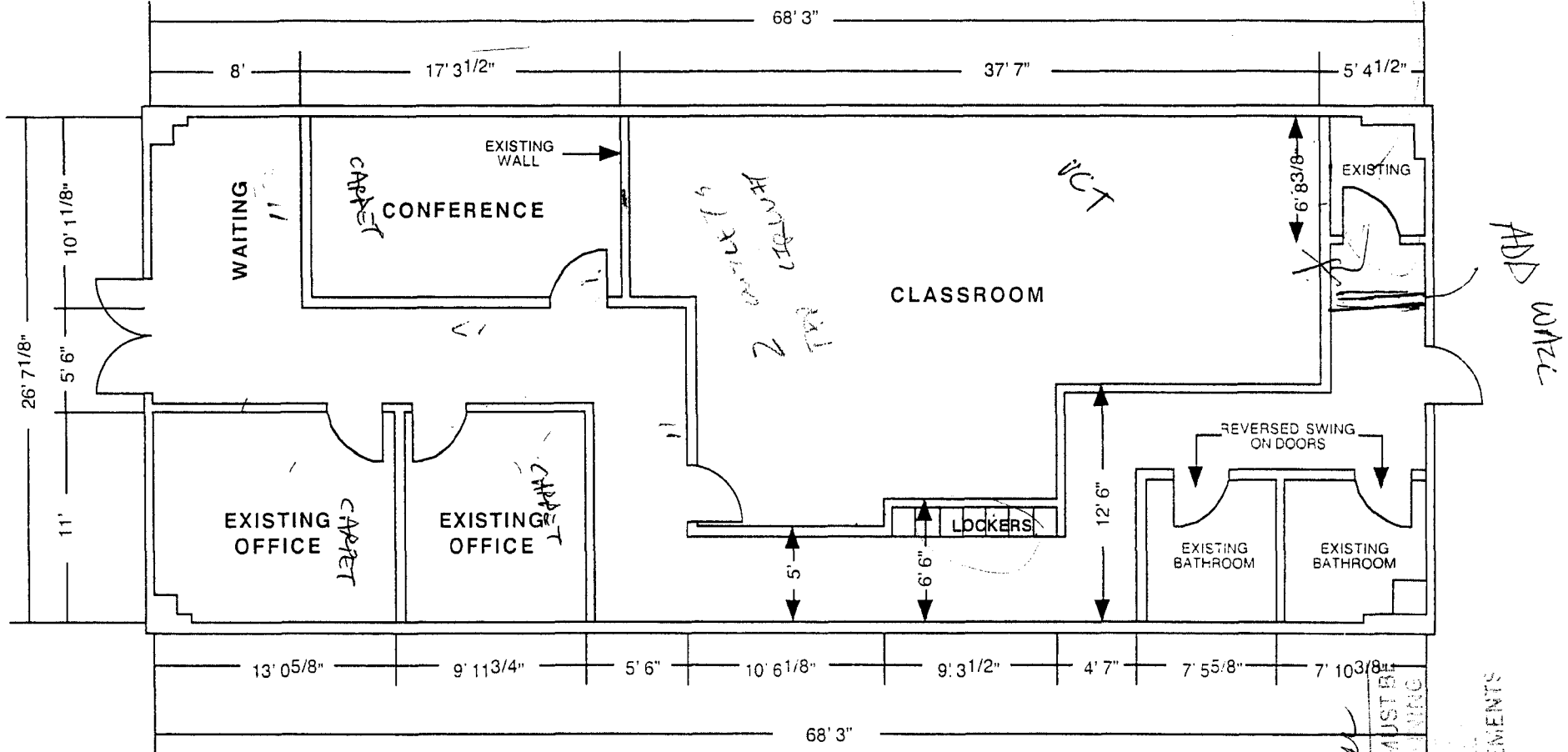
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-20-06  
Department Approval WS Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>6/20/06</u>		

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)

B



THE SALON PROFESSIONAL ACADEMY  
 GRAND JUNCTION  
 (SMALL SPACE)

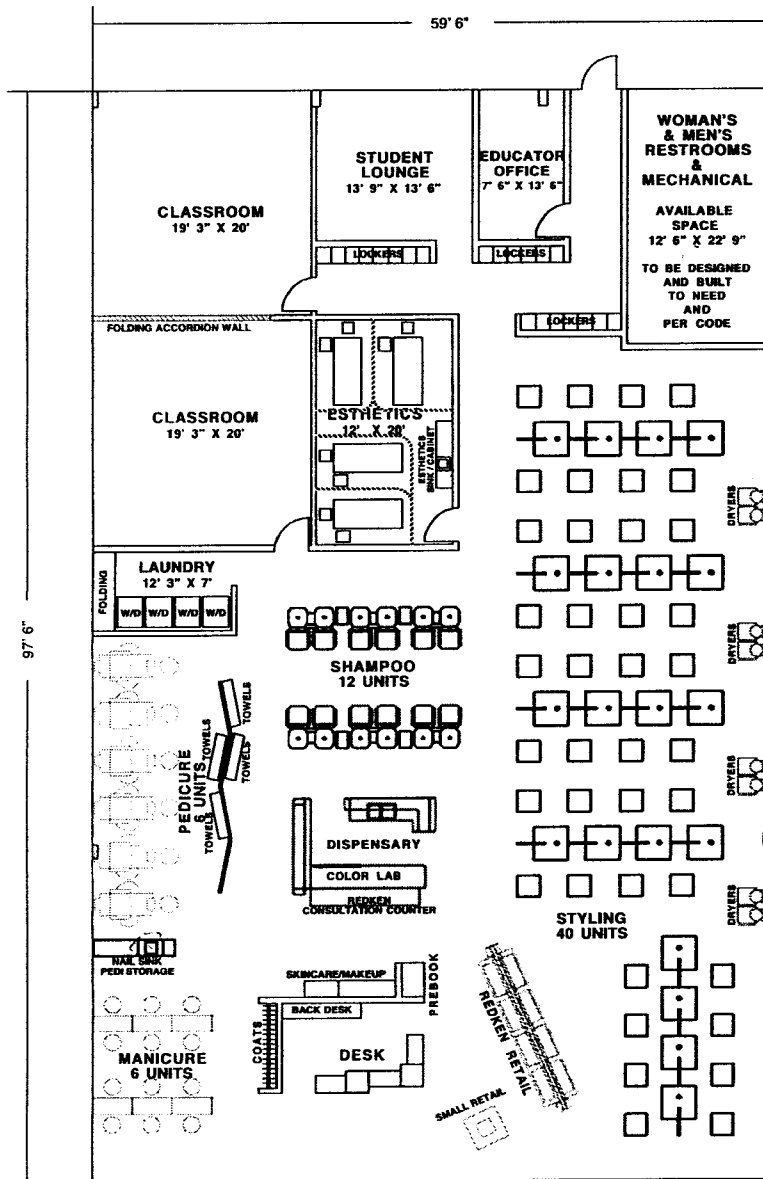
SCALE: 1/8" = 1'

DRAWING BY  
 MICHAEL KRIER  
 APS, LLC  
 makrier@aol.com  
 612-803-5889

5-13-06

*Mady Spurr*  
 ACCEPTED  
 ANY CHANGE OF SPACES MUST BE  
 APPROVED BY THE ARCHITECT  
 BEFORE CONSTRUCTION BEGINS  
 LOCATION OF ALL BASEMENTS  
 AND PROPERTY LINES

02



ACCEPTED *Wendy Spure*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**THE SALON PROFESSIONAL ACADEMY**  
**GRAND JUNCTION, COLORADO**

SCALE: 1/8" = 1'  
 (ALL ROOM DIMENSIONS INSIDE DIMENSIONS TO THE NEAREST INCH)  
 (ORIGINAL SPACE INSIDE DIMENSIONS ESTIMATED PER DRAWING RECEIVED FROM SCHOOL OWNER)

DRAWING BY:  
 MICHAEL KRIER  
 KRS CONSULTING GROUP, LLC  
 APS, LLC  
 makrier@aol.com  
 612-803-5889  
 6-3-06

# City of Grand Junction GIS Zoning Map ©

