

Planning \$	5.00
FCP \$	
Drainage \$	
SIF \$	

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

BLDG PERMIT NO.
FILE #

Building Address 2472 F ROAD #15
Parcel No. #15 2945-044-29-009
Subdivision MONUMENT PLAZA
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 1600
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name JON HAIGWOOD
Address 207 AMELIA OLIVE BRANCH
City / State / Zip AMELIA, OH 45102

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
Address _____
City / State / Zip _____
Telephone _____

*** FOR CHANGE OF USE:**

*Existing Use: VACANT
*Proposed Use: SALON

Estimated Remodeling Cost \$ 35,000.00

Current Fair Market Value of Structure \$ New Building

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'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>ally</u> (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 Jon Haigwood Date 6/15/07 20369

Department Approval [Signature] Date 6/15/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Prem 60933

Utility Accounting [Signature] Date 6/15/07

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; jon@choppersformen.com; mike.moss...
Date: 6/14/2007 3:44 PM
Subject: RE: Choppers Men's Hair Salon

6/14/07

Based on information submitted to this office, Choppers Men's Hair Salon, located at 2472 F Road, Unit #15, will have no pretreatment requirements.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.