

68.96  
EQU's

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ 5.00
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

81104-37478  
2464 Hwy 6450 #A6

Building Address 2464 Hwy 6450 #A6  
 Parcel No. 2945-091-23-001  
 Subdivision 6MC Replat  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1A

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) \_\_\_\_\_

#### OWNER INFORMATION:

Name Grand Mesa Center LLC  
 Address 2464 Hwy 6450  
 City / State / Zip GJ, CO 81505

#### DESCRIPTION OF WORK & INTENDED USE:

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

#### APPLICANT INFORMATION:

Name Kyle Reed  
 Address 2320 Palace Verdes  
 City / State / Zip GJ CO 81507  
 Telephone 970-201-9143

\* FOR CHANGE OF USE:  
 \*Existing Use: interior only -  
 \*Proposed Use: Hair salon - 8  
6 Stations  
 Estimated Remodeling Cost \$ 15,000  
 Current Fair Market Value of Structure \$ 24,862.98

**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 PLANNING STAFF

ZONE C2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
 (Engineer's Initials) \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 7-23-08  
 Planning Approval [Signature] Date 7/23/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO SWR Charge.</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/23/08</u>		