

Planning \$	5.00
TCP \$	/
Drainage \$	/
SIF\$	/

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

BLDG PERMIT NO.
FILE #

Public Works and Planning Department

33618-1301

Building Address 344 MAIN ST.
 Parcel No. 2945-143-15-013
 Subdivision N/A
 Filing _____ Block _____ Lot _____

Multifamily Only: _____
 No. of Existing Units N/A No. Proposed N/A
 Sq. Ft. of Existing 3,125 Sq. Ft. Proposed 3,125
 Sq. Ft. of Lot / Parcel 3,125
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,125

OWNER INFORMATION:

Name TERESA WALLER
 Address PO BOX 2244 HWY. 6 & 50
2454
 City / State / Zip GRAND JCT, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel (INT.) Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name ALPINE C. M., INC.
 Address 3189 MESA AVE.
 City / State / Zip GRAND JCT, CO 81504
 Telephone 434-9874

* FOR CHANGE OF USE:
 *Existing Use: vacant (Book store)
 *Proposed Use: Hair Salon
 Estimated Remodeling Cost \$ 700,000.00
 Current Fair Market Value of Structure \$ 210,730

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 <u>B-2</u>	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) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and 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 (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 9/20/07 1.09
 Planning Approval _____ Date 9-20-07 exist.

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No remodel
Utility Accounting <u>Rothel Kover</u>	Date	<u>9-20-07</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)