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# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

BLDG PERMIT NO.
FILE #

117493-608236

23.4 EQUs

Hair Salon 12 stations  
3 sinks

Building Address 2502 Hwy 6750 SUITE 400  
 Parcel No. 2945-103-53-001  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 1718 Sq. Ft. Proposed 1718  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name GRETCHEN HICKS  
 Address 791 SABIL DRIVE  
 City / State / Zip FRUITA, CO, 81521

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: TENANT FINISH

**APPLICANT INFORMATION:**

Name CHARLES PEARSON  
 Address 716 ASH DR.  
 City / State / Zip G.J. CO, 81506  
 Telephone 970 201 1812

\* FOR CHANGE OF USE:  
 \*Existing Use: VACANT  
 \*Proposed Use: HAIR SALON  
 Estimated Remodeling Cost \$ 65,000.00  
 Current Fair Market Value of Structure \$ 656,660

**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 _____	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 Charles Pearson Date 25 FEB 08

Planning Approval Paul Hornbeck Date 2/26/08

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

Utility Accounting Marshall Cole Date 2/26/08

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)