

Existing ~~Appt~~ 32015-3932

FEE \$	0
TCP \$	0
SIF \$	0

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Converting existing bathroom/laundry in ~~garage~~ garage into Salon  
1 chair  
NO additional EOT'S

Building Address 722 W Mesa Ave  
 Parcel No. 2945-104-04-013  
 Subdivision Westlake Park  
 Filing \_\_\_\_\_ Block 1 Lot 11

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

#### OWNER INFORMATION:

Name SARAH Thompson  
 Address 722 W Mesa Ave  
 City / State / Zip Grand Junction, CO 81505

#### DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): Hair Salon

#### APPLICANT INFORMATION:

Name SARAH Thompson  
 Address 722 W Mesa  
 City / State / Zip Grand Junction CO 81505  
 Telephone 970 245 1076

#### \*TYPE OF HOME PROPOSED:

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

PAID

NOTES: interior only TB

**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 R-8 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Maximum Height of Structure(s) \_\_\_\_\_ Parking Requirement \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_ (Engineer's Initials) Special Conditions interior remodel only

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 Sarah Thompson Date 7-14-08  
 Planning Approval Daylen Henderson Date 7-14-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Bensley</u>	Date <u>7/14/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)