

TCP \$	<u>N/C</u>
Drainage \$	
SIF \$	
Inspection \$	

Planning \$	<u>N/C</u>
Bldg Permit #	
File #	

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

### Public Works & Planning Department

Building Address 704 Horizon Drive  
 Parcel No. 2701-364-00-075  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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 MESA INN  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name MESA INN  
 Address 704 Horizon Dr  
 City / State / Zip Grand Junction, CO 81506  
 Telephone 970-245-3080

\* FOR CHANGE OF USE:

\*Existing Use: MOTEL

\*Proposed Use: USE A SUITE FOR MINI-SPA  
 INDEPENDENT CONTRACTORS FOR

2 NAILS, 2 PEDICURISTS, 2 COSMETOLOGISTS FOR FACIALS  
 Estimated Remodeling Cost \$ N/A 1 MASSAGE THERAPIST

Current Fair Market Value of Structure \$ \_\_\_\_\_

**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>C1</u> SETBACKS: Front _____ from property line (PL) Side _____ from PL      Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: _____ Ingress / Egress Location Approval _____ (Engineer's Initials)
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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 Jay Williams      Date 1/29/09  
 Planning Approval Lynnea Reynolds      Date 1/23/09

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

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)



704 Horizon Drive Grand Junction, CO 81506 PHONES: 1-970-245-3080, 1-888-955-3080 FAX: 1-970-241-1096 EMAIL: mesainnGJ@aol.com

**Date: January 21, 2009**

**Attention: City Zoning and Planning**

**Subject: Mini Spa at the Mesa Inn**

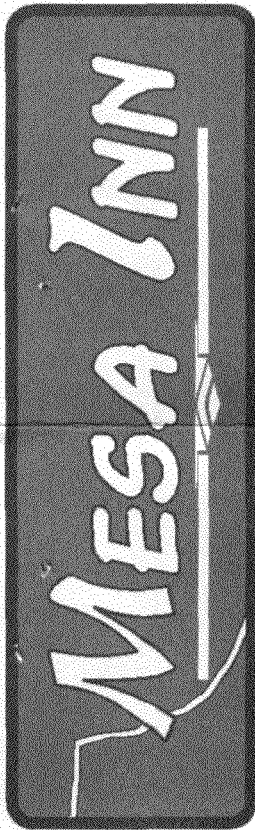
**To whom it may concern,**

**Mesa Inn is inquiring about permits and licensing that may be needed to convert a hotel suit into a Mini Spa space. Our intention is to rent out booth space to 2 manicurists, 2 pedicurists, 2 cosmetologists for facials, and 1 massage therapist. These people will be independent contractors with the necessary licensing to perform these services. No additional remodeling is required, just some painting, decorating, and furniture.**

**Please let me know what we need to do to be in compliance with City codes.**

**Thank You,**

**Jennifer Williams  
Office Manager**

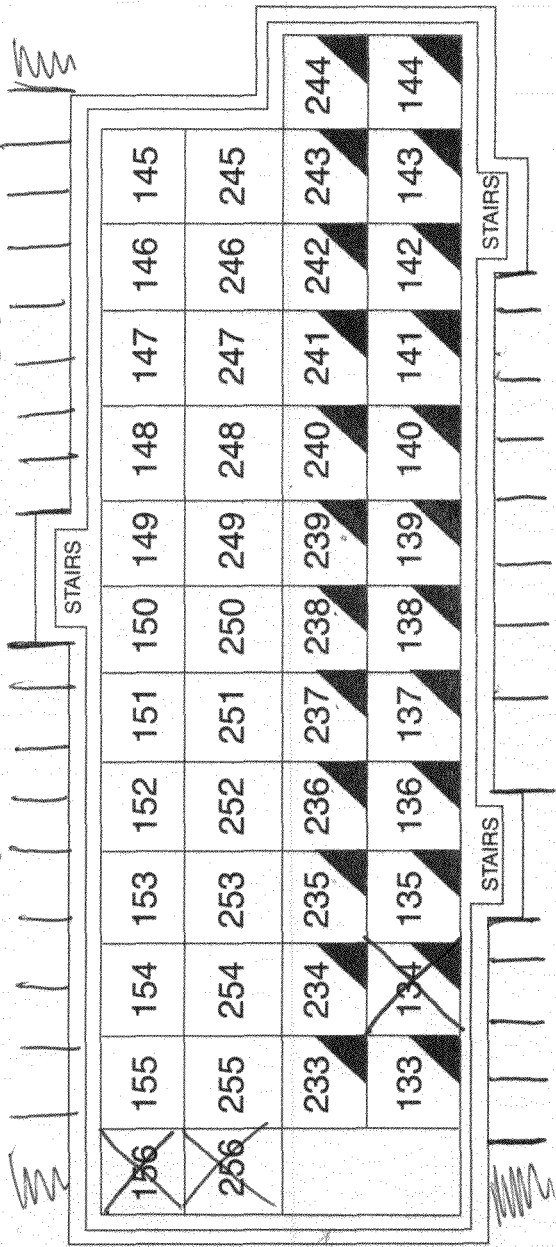
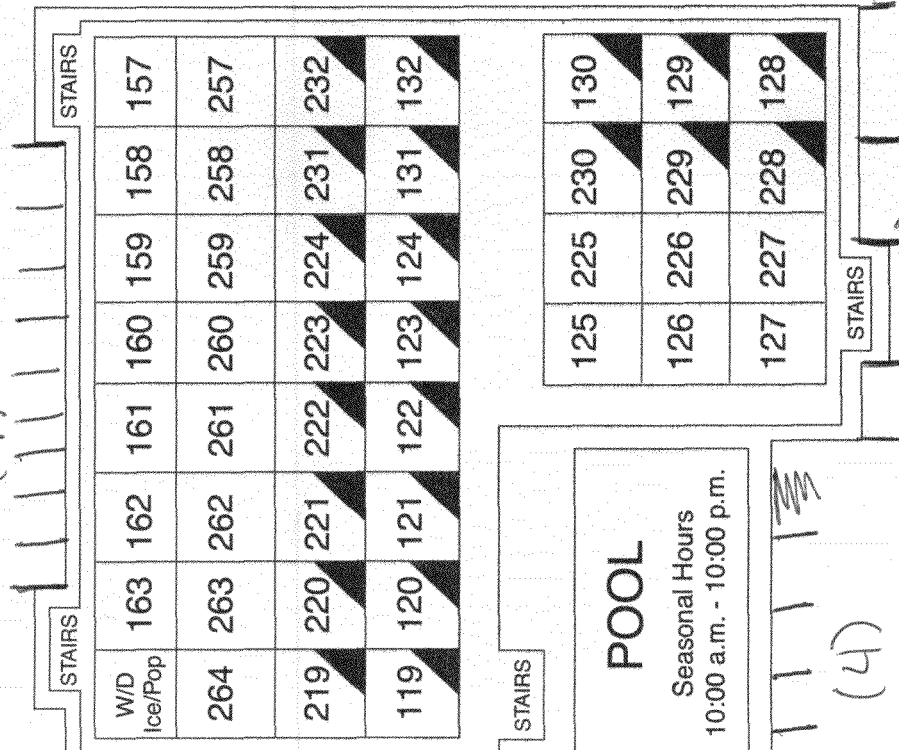


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Fax: 1-970-241-1096 E-Mail: mesainnGJ@aol.com

Parking total: 142  
Room total: 116



(12)

(33)

(21)

(9)

(4)

(3)

POOL

Seasonal Hours  
10:00 a.m. - 10:00 p.m.

# Grand Junction, CO

## Guest Guide Map



Approved

