

DATE SUBMITTED:

6-10-87  
5/22/86

PERMIT #

27870

FEE

\$25.00

See File # 25-87  
for site plan

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2845 CHIPETA

SQ. FT. OF BLDG: 12,000

SUBDIVISION: REPLAT D&W SUBDIV.

SQ. FT. OF LOT: 38,000 (BOTH LOTS)

FILING # \_\_\_\_\_ BLK # 3 LOT # 1 AND 5

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:

2943-182-06-001 and 005

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: DARYL G. BRADY

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 70 SANTA FE DR., DENVER, CO

TO BE GYMNASTICS ACADEMY

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:

(BLDG. IS LEASED FROM OWNER)  
CHANGE OF USE FROM WHOLESALE / WAREHOUSE TO PRIVATE GYMNASTICS ACADEMY

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: I-2

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F n/a S n/a R n/a

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: n/a

CENSUS TRACT #: 7

PARKING SPACES REQ'D: n/a

TRAFFIC ZONE: 39-

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Special Use Permit in file # 25-87

existing

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 6-10-87

APPROVED BY: Michele E. Luthold

Brian Bersted  
SIGNATURE