

DATE SUBMITTED: 7-5-87

PERMIT # 33619

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2768 Compass DR.

SQ. FT. OF BLDG: 42050

SUBDIVISION: Replot of Crossroads Co. west

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 10

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2701-361-30-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
ONE

PROPERTY OWNER: Dale R. Reece

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2654 Paradise Dr

fitness club

PHONE: 243-7933 - 244-0628 (page)
242-8746 - Crossroads

DESCRIPTION OF WORK AND INTENDED USE:
Remodel - 2nd floor for office, & client
expansion of business

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

FOR OFFICE USE ONLY

ZONE: H.O.

FLOODPLAIN: YES _____ NO X

SETBACKS: F 45 from center line S 15 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 65 for structure

CENSUS TRACT #: 16

PARKING SPACES REQ'D: 99 for health club
8 existing for Federal Express + required number for

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: 5% of unoccupied
parking lot area to be provided
See attached memo

SPECIAL CONDITIONS: Interior remodel - C.O.
will not be issued until ³² additional parking
spaces are provided on adjacent property

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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 AN 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: 7/17/89

Dale R. Reece
SIGNATURE

APPROVED BY: Kathy Porter



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

July 18, 1989

Dale R. Reece
Crossroads Health & Fitness
2768 Compass Dr.
Grand Junction, CO 81506

Dear Dale:

We have reviewed your request to expand the health club facility at 2768 Compass Dr. Additional parking spaces will be required for the expansion. Parking requirements for the building are as follows:

Existing Health Club (16,000 sq.ft.)	69 spaces
Proposed Expansion (7,000 sq.ft.)	30 spaces
Federal Express	8 spaces
Unoccupied Space (14,000 sq.ft.) (assuming office use)	46 spaces

The original plans for this development (file #11-80) indicate there are 89 spaces available for your building. Release of the C.O. on the proposed expansion of the health club will be contingent on the additional required parking spaces for the health club being provided. The additional parking for the unoccupied space will be required as it is filled, with the number of spaces being contingent on the use.

We understand that you will be applying for a Special Use Permit to develop a parking lot adjacent to your building. The development of 80 spaces, as we had discussed, should alleviate the parking problems for your building. The proposed Phase I for 32 spaces would satisfy the requirements for the expansion of the health club. We will be happy to assist you through the Special Use process.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Planner

/kp
xc: File #11-80