

DATE SUBMITTED: 5/3/91

PERMIT # 38704

FEE ~~\_\_\_\_\_~~ no fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

ADDRESS: 2768 Compass Dr.

SQ. FT. OF BLDG: 42,200

SUBDIVISION: Sublot of Crossroads @ 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:  
1

PROPERTY OWNER: Dale R. Reece

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 60335

health club & offices

PHONE: 303/243-7933

DESCRIPTION OF WORK AND INTENDED USE:  
Interior remodel - laundry mat for client use

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**  
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ZONE: H.O.

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

BACKS: F Interior

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 16

PARKING SPACES REQ'D: 131 (see file)

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: necessary use for

See also - Planning Clearance issued 12/12/90

The Health Club - see file # 11-80

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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 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: 5/13/91

APPROVED BY: Kathy [Signature]

Dale R. Reece  
SIGNATURE