

DATE SUBMITTED Oct 4, 1993

BUILDING PERMIT NO. 46794
FEE \$ 10⁰⁰

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

Grand Junction Department of Community Development

BLDG ADDRESS 225 North 5th

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8100 sq. Ft

SUBDIVISION City of G.J.

SQ. FT. OF EXISTING BLDG(S) ~~110,000~~ 101,300

FILING BLK 96 LOT 1-24

NO. OF FAMILY UNITS 0

TAX SCHEDULE NO. 2945-143-09-009

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER Hasco ^{western} INC

USE OF EXISTING BLDGS OFFICE

ADDRESS 3026 Patterson 81504

DESCRIPTION OF WORK AND INTENDED USE:
Health Club Remodel

TELEPHONE 434 8070

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE B-3

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 0 from property line or 0 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 0 from property line

CENSUS TRACT 1 TRAFFIC ZONE

Rear 0 from property line

Parking Req'mt N/A - Downtown parking req.

Maximum Height 40

File Number N/A

Maximum coverage of lot by structures

Special Conditions: interior remodel -

Landscaping/Screening Req'd existing

Change of use to health club

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval [Signature]
Date Approved 10/4/93

Applicant Signature [Signature]
Date 10/4/93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)