

FEE \$ 5.00
 TCP \$ _____

BLDG PERMIT NO. 57719

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



3021-0640-030 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2768 COMPASS DRIVE TAX SCHEDULE NO. 2701-361-30-010
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER DALE REECE NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 2768 COMPASS DRIVE
 (1) TELEPHONE 242-8746 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT KEYSTONE CUSTOM BLDGS USE OF EXISTING BLDGS FITNESS CENTER
 (2) ADDRESS P.O. Box 1807 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-9428 INTERIOR REMODEL/LOCKER RM & HALLWAY

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H.C. Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions Interior Remodel -
No change in use
 Maximum Height _____ CENS.T. _____ T.ZONE _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 [Signature] Date 9/24/96
 Department Approval [Signature] Date 9-26-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in current
 Utility Accounting _____ Date _____

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)