

Planning \$ paid w/ SPR	Drainage \$ 86.88
TCP \$ 673.00	School Impact \$ N/A

BLDG PERMIT NO. 1010817
FILE # SPR-1998-119

PLANNING CLEARANCE

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

Grand Junction Community Development Department

1483-8898

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2515 Foresight Circle TAX SCHEDULE NO. 2945-033-07-021 § 029

SUBDIVISION Foresight Park Industrial SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4860 ft²

FILING 1 BLK 1 LOT 21 + 29 SQ. FT. OF EXISTING BLDG(S) 19,800 ft²

(1) OWNER TTH Investments NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2515 Foresight Circle NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-0432 USE OF ALL EXISTING BLDGS Health Club

(2) APPLICANT ALCO Bldg / Bob Turner DESCRIPTION OF WORK & INTENDED USE:
6 CHAIR
Add a salon to the Health Club - Not SEPARATE
10.74 SQ. S CONNECTION TO SWR LINE

(2) ADDRESS 529 25 1/2 Rd 109 B

(2) TELEPHONE 242-0432 / 242-1423 Bob:

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE P.I. Landscaping / Screening Required: YES NO

SETBACKS: Front 35' from Property Line (PL) or 35' from center of ROW, whichever is greater Parking Req'mt O.K.

Side 15' from PL Rear 25' from PL Special Conditions: NONE

Maximum Height To match existing bldg. Census Tract 10 Traffic Zone 24 Annx #

Maximum coverage of lot by structures

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 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 is required by the G.J. Zoning and Development Code.

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 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's Signature [Signature] Date 9-17-98

Department Approval [Signature] Date 9-16-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting [Signature] Date 9/17/98

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)