

Planning \$ <u>5</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>69827</u>
FILE # <u>#210-94</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

(EJ)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>417 Monument Road</u>	TAX SCHEDULE NO. <u>2945-153-00-087</u>
SUBDIVISION <u>-</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>Remodel Interior 1515 S.F.</u>
FILING <u>-</u> BLK <u>-</u> LOT <u>-</u>	SQ. FT OF EXISTING BLDG(S) <u>± 11,600</u>
OWNER <u>John Laffey</u>	NO. OF DWELLING UNITS: BEFORE <u>-</u> AFTER <u>-</u>
ADDRESS <u>417 Monument Road G.J. 81503</u>	CONSTRUCTION
TELEPHONE <u>256-9221 (970)</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>Ultimate Fitness Health Club</u>	CONSTRUCTION
ADDRESS <u>417 Monument Road</u>	USE OF ALL EXISTING BLDGS <u>Health Club</u>
TELEPHONE <u>(970) 256-9221</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Interior</u>
<input checked="" type="checkbox"/> Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.	<u>Remodel - office space and Exercise Room.</u>
	<u>No Increase in Bldg Size - no exterior work</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>-</u> NO <u>-</u>
SETBACKS: FRONT: <u>0</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>See File</u>
SIDE: <u>-</u> from PL REAR: <u>-</u> from PL	SPECIAL CONDITIONS: <u>Interior Remodel ONLY</u>
MAXIMUM HEIGHT <u>14.0</u>	<u>See Site SPR (#210-94)</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>-</u>	CENSUS TRACT <u>14.01</u> TRAFFIC ZONE <u>96</u> ANNEX <u>-</u>

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 Grand Junction 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 <u>[Signature]</u>	Date <u>4-27-99</u>
Department Approval <u>[Signature]</u>	Date <u>4-27-99</u>

Additional water and/or sewer tap fee(s) are required: YES <u>-</u> NO <u>X</u>	W/O No. <u>-</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/27/99</u>

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

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

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

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Grand Junction Community Development Department

*2-2-99
revised
of double
payment*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 417 Mount Rd

TAX SCHEDULE NO. 2945-153-00-087

SUBDIVISION —

SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT —

SQ. FT. OF EXISTING BLDG(S) 89x120

OWNER John Laffey

NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION

ADDRESS 417 Mount Rd

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

TELEPHONE 256 9921

USE OF ALL EXISTING BLDGS health club

APPLICANT Delbert McClure

DESCRIPTION OF WORK & INTENDED USE: interior walls -

ADDRESS 2510 So Broadway, 81503

TELEPHONE 245-2938

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

LANDSCAPING/SCREENING REQUIRED: YES — NO —

SETBACKS: FRONT: — from Property Line (PL) or
— from center of ROW, whichever is greater

PARKING REQUIREMENT: no change

SIDE: — from PL REAR: — from PL

SPECIAL CONDITIONS: interior remodel only

MAXIMUM HEIGHT —

MAXIMUM COVERAGE OF LOT BY STRUCTURES —

CENSUS TRACT 1401 TRAFFIC ZONE 916 ANNEX —

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Applicant's Signature Delbert McClure

Date 4-27-99

Department Approval Ronnie Edwards

Date 4-27-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>			Date

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