

Planning \$ <u>Paid</u>	Drainage \$ <u>—</u>
TCP \$ <u>NO-WAIVED</u>	School Impact \$ <u>N/A</u>

PDG PERMIT NO. <u>83102</u>
FILE # <u>SPR-2001-0860</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Handwritten initials/signature

1454-919

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS <u>417 MONUMENT RD.</u>	TAX SCHEDULE NO. <u>2945-153-00-087</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3000 SF</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>112,400</u>
OWNER <u>JOHN F. LAFFEY</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
ADDRESS <u>417 MONUMENT RD, GJ, 81503</u>	CONSTRUCTION
TELEPHONE <u>(970) 256-9221</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 RD</u>	USE OF ALL EXISTING BLDGS <u>HEALTH CLUB</u>
TELEPHONE <u>(970) 256-9221</u>	DESCRIPTION OF WORK & INTENDED USE: <u>ADDITION</u>
✓ <u>Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</u>	
<u>EXISTING EQU SUFFICIENT (TO ML 6.6) (TERR AVAIL)</u>	

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>79 spaces</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: _____
per plan: <u>40'</u>	
MAXIMUM HEIGHT _____	
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

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>3/20/01</u>
Department Approval <u>[Signature]</u>	Date <u>July 11, 2001</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>OR DV</u>	Date <u>1/11/02</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)