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# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO.	
FILE #	

Building Address 516 25 RD  
Parcel No. 2945-091-21-006  
Subdivision Grand Mesa Center  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 66

Multifamily Only:  
No. of Existing Units 2 No. Proposed 2  
Sq. Ft. of Existing 8000 Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name GOLD'S GYM  
Address 516 25 RD  
City / State / Zip GRAND JUNCTION, CO

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SUNSET BUILDERS  
Address PO BOX 4002  
City / State / Zip GRAND JUNCTION CO  
Telephone 256-0465

**\* FOR CHANGE OF USE:**

\*Existing Use: NONE (VACANT)  
\*Proposed Use: FITNESS CLUB

Estimated Remodeling Cost \$ 25,000

Current Fair Market Value of Structure \$ 1,103,790.00

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

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

ZONE C-2 Maximum coverage of lot by structures N/A  
SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side 0' from PL Rear 10' from PL Parking Requirement N/A  
Maximum Height of Structure(s) 40 Special Conditions: Interior remodel  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_ only  
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 4/3/07  
Department Approval [Signature] Date 4/3/07

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. not adding Showers  
Utility Accounting Kat Celsberg Date or sewer. 4/3/07

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)