

|             |      |
|-------------|------|
| Planning \$ | 5.00 |
| TCP \$      | /    |
| Drainage \$ | /    |
| SIF\$       | /    |

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

|                 |
|-----------------|
| BLDG PERMIT NO. |
| FILE #          |

Equ's 8.4

Building Address 2829 NORTH AVE  
 Parcel No. SOLARUS SQUARE  
 Subdivision 2943-182-00-063  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed 0  
 Sq. Ft. of Existing 4000 Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name THE VITALITY CENTER DBA EFIT  
 Address 636 29 RD.  
 City / State / Zip GJ, CO 81504

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: INTERIOR ONLY

**APPLICANT INFORMATION:**

Name JIM WEST BUILDER  
 Address 759 HORIZON DR #E  
 City / State / Zip GRAND JCT, CO 81506  
 Telephone 970-250-9005

taking out walls - Moving Restrooms  
 \* FOR CHANGE OF USE:  
Keep same amount of restrooms  
 \*Existing Use: (Dr. Brady C.)  
 \*Proposed Use: (Fitness Center -) Like Curves  
Less than 20 employees - ADA Showers  
 Estimated Remodeling Cost \$ 30,000<sup>00</sup>  
 Current Fair Market Value of Structure \$ 1,432,510

**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 PLANNING STAFF |   |
|--|---|
| ZONE <u>C1</u>                                 | Maximum coverage of lot by structures _____                       |
| SETBACKS: Front _____ from property line (PL)  | Landscaping/Screening Required: YES NO                            |
| Side _____ from PL Rear _____ from PL          | Parking Requirement _____   |
| Maximum Height of Structure(s) _____           | Special Conditions: _____   |
| Voting District _____                          | Ingress / Egress Location Approval _____<br>(Engineer's Initials) |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 James West Date 10/18/07  
 Planning Approval Judith A. P... Date 10/18/07

|  |                      |             |                               |
|--|----------------------|-------------|-------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <u>EF</u>        | NO <u>✓</u> | W/O No. <u>NO Sewer / WTR</u> |
| Utility Accounting <u>W</u>                            | Date <u>10/18/07</u> |             |                               |

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)