

DATE SUBMITTED: 12/12/90

PERMIT # \_\_\_\_\_

FEE 5.00

5/13/91

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2768 Compass Drive

SQ. FT. OF BLDG: 42,200

SUBDIVISION: Replat of Crossroads Cr West

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 1 LOT # 10

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:  
2701-361-30-010

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Dale R. Reece

USE OF ALL EXISTING BUILDINGS:  
health club & offices

ADDRESS: P.O. Box 60335

PHONE: 303-243-7933

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:  
2 Racquet Ball Courts, 1 Squash Court & laundry mat for client use

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### FOR OFFICE USE ONLY

ZONE: H. O.

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F Anterior R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 11c

PARKING SPACES REQ'D: 131 (see file)

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: see fill

SPECIAL CONDITIONS: Interior Remodel-

guarantee of completion of landscaping will be required prior to C.O.

see file # 11-80

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 12/12/90

APPROVED BY: Kirkley Kirkley

Dale R. Reece  
SIGNATURE