

DATE SUBMITTED: 8/27/90

PERMIT # 36776

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2768 Compass Drive

SQ. FT. OF BLDG: 1100

SUBDIVISION: Replot of Crossroads
Re
Colo 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: _____

PROPERTY OWNER: Dale R. & Kim C. Reece

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 60335 G.J. 81506

health club & offices

PHONE: 303-243-7933

DESCRIPTION OF WORK AND INTENDED USE:

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

Interior remodel for office space

FOR OFFICE USE ONLY

ZONE: H0

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 16

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: 11

SPECIAL CONDITIONS: Interior remodel of warehouse space - 1/2 of Suite 101 next to nursery

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE 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 AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

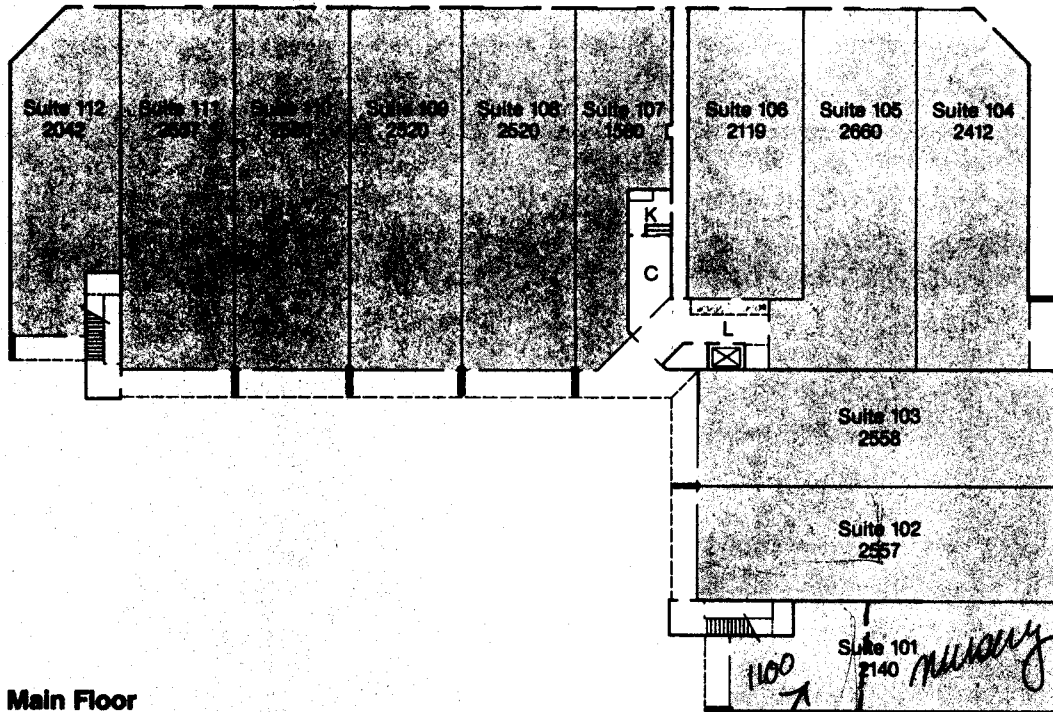
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9/27/90

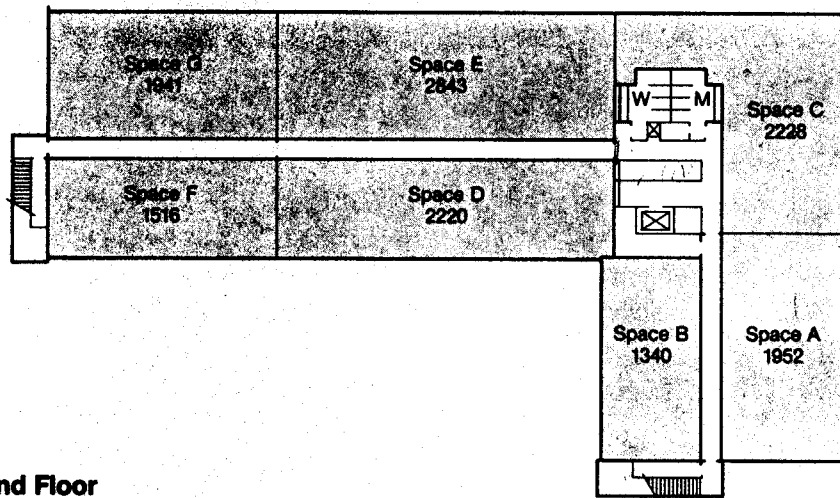
Dale R. Reece
SIGNATURE

APPROVED BY: Kathy Portman

Crossroads II Floor Plan



Main Floor



Second Floor