

DATE SUBMITTED: 4/24/90

PERMIT # 35739

FEE 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

wait scan

BLDG ADDRESS: 2784 Cross Roads Blvd. SQ. FT. OF BLDG: 400 #

SUBDIVISION: Replat Crossroads Blvd SQ. FT. OF LOT: _____

PLANNING # _____ BLK # 1 LOT # 4

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2701-361-21-009

PROPERTY OWNER: R.M. N.M.O

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: P.O. Box 60129

Office

PHONE: _____

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:

New front exterior entry

FOR OFFICE USE ONLY

OWNER: H.O.

FLOODPLAIN: YES _____ NO _____

SETBACKS: F 55'4 S 15 R 15

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: 99 existing 122

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: OKay

SPECIAL CONDITIONS: _____

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.

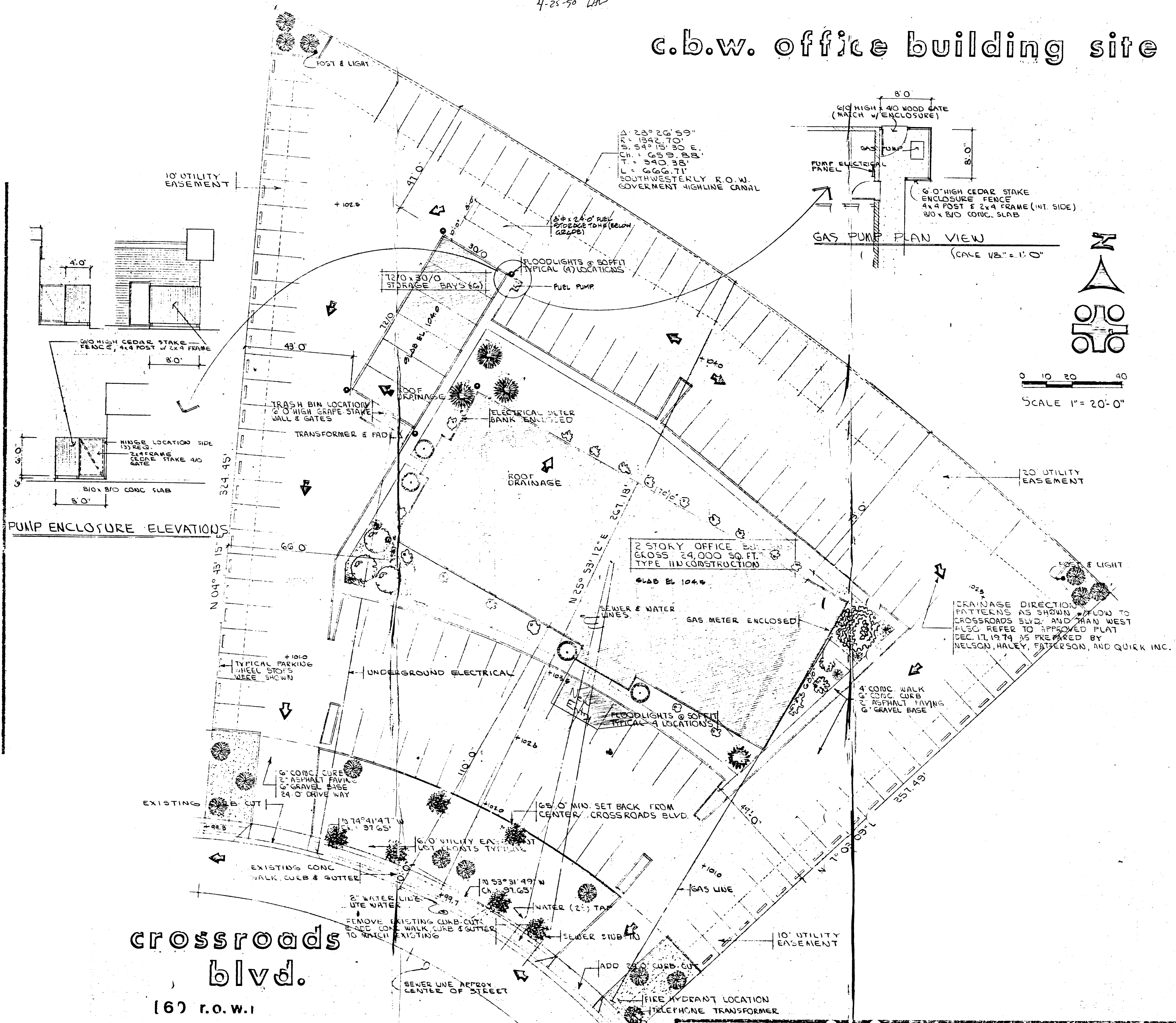
DATE APPROVED: 4-25-90

APPROVED BY: April Wetzel

[Signature]
SIGNATURE

4-25-50 LAM

c.b.w. office building site plan h.o. zone district



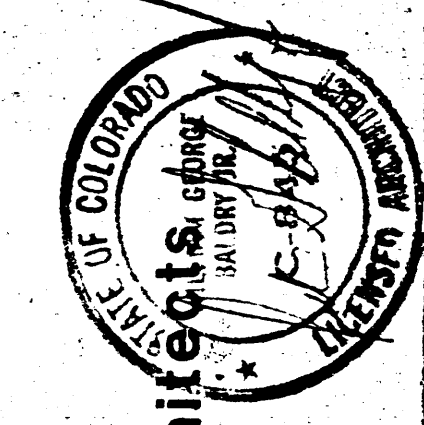
legal

LOTS 3 & 4, BLOCK ONE, CROSSROADS COLORADO WEST
A PART OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 36, T.1N., R.11W., 10E NEKIDAN
CITY OF GRAND JUNCTION, MESA COUNTY
STATE OF COLORADO

notes

- SETBACKS
- FRONT 110' 0"
 - EAST SIDE 54' 0"
 - WEST SIDE 60' 0"
 - REAR 73' 0"
- MIN. 65' 0" (FROM CENTER, R.O.W.)
15' 0"
15' 0"
15' 0"
- LOT FRONTAGE 195.30'
AREA 1.67 ACRES
MAX. COVERAGE 35' 0"
MAX. HEIGHT 35' 0"
- PARKING SPACES 125 80 (1 SPACE/300 SQ. FT.)
- AREAS
- BUILDING 14,160 SQ. FT. 17% (INCLUDING STORAGE GARAGE)
 - LANDSCAPING 14,681 SQ. FT. 18%
 - PARKING 52,610 SQ. FT. 65%
 - LOT 81,957 SQ. FT.
- NO. HIGHWAY ORIENTATED ZONING
FIRE ZONE 2
GROUP B-2, TYPE II CONSTRUCTION
- ARCHITECTURAL INTENT
IT IS THE INTENT OF THE ARCHITECTURAL DESIGN TO PROVIDE A 2 STORY OFFICE BUILDING EXPRESSING A CHARACTER COMPATIBLE WITH THE EXISTING NATURE OF THE AREA THROUGH THE USE OF SELECTIVE DESIGN DETAILS, FINISH MATERIALS, AND BUILDING SCALE. THE EXTERIOR WALLS SHALL BE RIB FACED BLOCK, VERTICAL GROOVED METAL MANHOLE AND SOFFIT.
- DEVELOPER'S INTENT
THE DEVELOPER'S INTENT IN SUBMITTING THIS PLANNED DEVELOPMENT PROPOSAL IS SOLELY FOR THE PURPOSE OF GAINING PERMISSION TO CONSTRUCT A BUSINESS AND PROFESSIONAL OFFICE BUILDING AT THE SOUTH SIDE OF CROSSROADS BLVD., LOTS 3 & 4, CROSSROADS COLORADO WEST
- SCHEDULE
CONSTRUCTION WILL BEGIN APPROXIMATELY AFTER APPROVAL, WITH COMPLETION WITH-IN ONE YEAR

SYMBOL	COMMON/BOTANICAL	NO.	SIZE	REMARKS
(Symbol)	ASPEN / POPULUS TREHMULDODS	3		
(Symbol)	HONEY LOCUST GLABRATA TRICANTHOS INERMIS	1		
(Symbol)	TOMARX JUNIPER JUNIPERO SPERMO TAMERIGOPOLIA	19		
(Symbol)	AUSTRIAN PINE PINUS NIGRA	2		
(Symbol)	PRINCE JUNIPER JUNIPERO CHINENSIS PRITZEBANA	10		
(Symbol)	COLORADO BLUE SPRUCE PICEA PUMILANS	3		
(Symbol)	COTONWOOD COTONOSTER DIVARIGATA	0		
(Symbol)	MUGO PINE PINUS MUGO MURANS	8		
(Symbol)	SOCK COTONWOOD COTONOSTER HORIZONTALIS	2		
(Symbol)	FORSYTHIA FORSYTHIA INTERMEDIAPHETABUS	0		
(Symbol)	BOBUSTA GEBEN JUNIPERO CHINENSIS (BOBUSTA GREEN)	1		
(Symbol)	GRAVEL			



designco baldry associates architects
designers of living environments
CENTENNIAL PLAZA, GRAND JUNCTION, COLORADO 243-5002
7500 WEST MISSISSIPPI AVE., DENVER, COLORADO 936-8228

c. b. w. builders - developers grand junction
two story office building

project date
revisions 04 OCT 10

sheet 1 of 1