

DATE SUBMITTED: 5/4/92

PERMIT NO. 4702 ✓

FEE \$ NONE

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2784 Crossroads Blvd.

SQ. FT. OF BLDG: 23,666

SUBDIVISION Crossroads Colo. West

SQ. FT. OF LOT: 73,000

FILING # NONE BLK # 1 LOT # 3 & 4

NO. OF FAMILY UNITS: NONE

TAX SCHEDULE # 2701-361-21-009

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2

OWNER Rocky Mountain Health Main. Org.

USE OF EXISTING BUILDINGS: Office

ADDRESS Box 60129, Grand Junction, CO 81502

TELEPHONE: 244-7760

DESCRIPTION OF WORK AND INTENDED USE: Interior remodel to create a temporary Police Station

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE H0

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR N/A Interior only

CENSUS TRACT: 16 TRAFFIC ZONE: 15

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Quinten T. Caldwell
Department Approval
5/4/92
Date Approved

N.K. [Signature]
Applicant Signature
5-4-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

324.45'

10'-0"
UTILITY
EASEMENT

EXISTING PAVING

EXISTING
GARAGE

EXISTING 2-STORY
OFFICE BUILDING

REMOVE EXISTING STRIPING

NEW STRIPING AND SIGNAGE

EXISTING PAVING

13'-0"
(MINIMUM)

EXISTING STRIPING
(TYPICAL)

ACCEPTED *KVA 5/4/92*
ANY CHANGES TO THIS PLAN SHALL BE
APPROVED BY THE CITY ENGINEER
DEPT. OF PUBLIC WORKS
RESPONSIBLE FOR PROPERLY
LOCATING ALL EASEMENTS
AND PROPERTY LINES