

DATE SUBMITTED: 6/28/93

PERMIT NO. 45459 ✓

FEE \$ 10<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2768 COMPASS DR.

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION Replat of CROSSROADS  
COLORADO WEST

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

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

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2701-361-30-010

NO. OF BUILDINGS ON PARCEL BEFORE THIS  
PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER DALE R. & Kim C. REECE

USE OF EXISTING BUILDINGS: FEDERAL  
EXPRESS SHIPPING

ADDRESS 2768 COMPASS DR.

TELEPHONE: 242-8746

DESCRIPTION OF WORK AND INTENDED USE:  
REMOVE EXISTING WINDOW & INSTALL  
OVER HEAD DOOR

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

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FOR OFFICE USE ONLY

ZONE H.O.

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

SETBACKS: FRONT 45' from Centerline

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

SIDE 15' REAR 15'

CENSUS TRACT: 16 TRAFFIC ZONE: \_\_\_\_\_

MAXIMUM HEIGHT 65'

PARKING REQ'MT No additional parking req'd

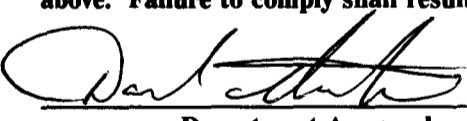
LANDSCAPING/SCREENING REQUIRED:  
Site is already landscaped

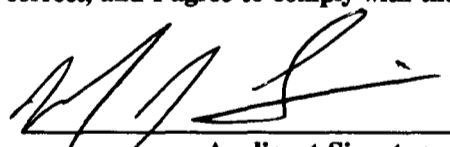
SPECIAL CONDITIONS:  
Landscaped Planner shall not be removed!

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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.





Department Approval

Applicant Signature

6-28-93

6/28/93

Date Approved

Date

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

CROSSROADS BUSINESS COMMONS II ENTRANCE

LANDSCAPED AREA

BUILDING

PARKING LOT

PROPOSED OPENING

(SEE DETAIL)

±12'-0"

CROSSROADS BUSINESS COMMONS I ENTRANCE

24'-0"

PARKING STALL  
FRAM

COMPASS DR.

ACCEPTED *[Signature]* 6-28-93  
ANY CHANGE TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE DRAFT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

CROSSROADS BLVD.

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N.T.S.

① FURNISH AND INSTALL NEW DOORHEAD DOOR

