

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 144 N. 3RD

MODULAR 1440
SQ FT OF BLDG: EXISTING 1278

SUBDIVISION: GRAND JCT.

SQ FT OF LOT: 8 LOTS - 25,000 s.f.

FILING # _____ BLK # 101 LOT # 9-16

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

Lots # 15-14 2945-143-14-0096

PROPERTY OWNER: HAMBRIGHT/WHEATLAND/EASERBERG

2

ADDRESS: BOX 3868

USE OF ALL EXISTING BUILDINGS:

PHONE: 243-9320

ONE DEMOLISHED

DESCRIPTION OF WORK AND INTENDED USE:

ONE AS TEMPORARY BANK

TEMPORARY BANK - USE OF MODULAR IN CONNECTION W/EXISTING BLDG.

FOR OFFICE USE ONLY

ZONE: B-3

FLOOD PLAIN: YES (NO)

SETBACKS: F 35' S 0' R 0'

GEOLOGIC HAZARD: YES (NO)

RIGHT OF WAY: 80' R.O.W.

CENSUS TRACT NUMBER: 1

MAXIMUM HEIGHT: 105'

SPECIAL CONDITIONS: ① This planning clearance to be issued prior to the resolution of alleyway access concerns with the understanding that a

PARKING SPACES REQUIRED: 17

LANDSCAPING/SCREENING: per finalized site plan

Certificate of Occupancy will not be issued until all concerns/conditions of the use are resolved. ② Existing curb cuts need to be closed and replaced with curb, gutter & sidewalk

where applicable. The City Engineer needs to be contacted for curb cut permits. ③ The area between the

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT. sidewalk and curb needs to be landscaped pending approval of the forthcoming

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code). finalized site plan. ④ Extensive concrete walkway located in the area between sidewalk & curb

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. need to be removed and suitable landscaping/urfacing be installed.

⑤ If feasible, existing trees/shrubbery should be retained where possible. ⑥ Sidewalks must be repaired or

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. cleared of growth where applicable.

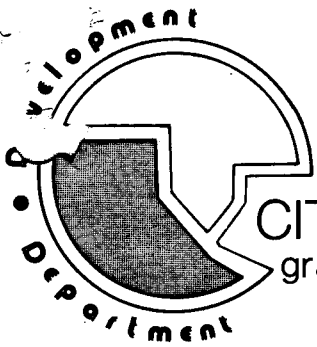
⑦ The alleyway paving will need to be repaired should ingress/egress be allowed.

⑧ Signage must conform to City sign regulations. HAMBRIGHT/WHEATLAND/EASERBERG

DATE APPROVED: Sept. 19 1983

APPROVED BY: Janet C. Stephens

SIGNATURE: [Handwritten Signature] Advertis- ing the public right of-way must obtain a revocable permit from the City Engineering Dept.



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

MEMO

TO: City Engineering

FROM: Karl Metzner *KGM*

DATE: October 5, 1983

RE: Alley Usage - 3rd and Rood - Grand Junction National Bank

The Grand Junction National Bank has been granted a permit for a temporary facility at 3rd and Rood. This permit is for a two year period.

As per discussion with Jim Wysocki and myself on September 27, 1983, the drive-up window for this bank will be allowed to use the east-west alley in this block as an exit. This approval is for the temporary facility only and will expire at the end of the two year period. This does not constitute any commitment for alley usage for any other facility or use.

The bank will be responsible for appropriate signage to maintain the one-way status of the alley. All construction will require City Engineering approval and permits.

KGM/mm

xc: Joe Hambright, Hambright/Wheatland/Easterburg
Ken Reedy
Jim Bragdon
Jim Wysocki
File



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MEMORANDUM

TO: Memo to File

FROM: Janet C.-Stephens, City Planner *JCS*

DATE: December 7, 1983

RE: American National Bank, 141 N. 3rd, Grand Junction, CO - Landscaping/
Screening

The Planning Clearance for a Building Permit was approved September 19, 1983 subject to the submittal of a finalized landscaping site plan.

A finalized site plan from the developer has not been received and/or reviewed by this office.

JC.-S/sw