

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 abut the parcel:

BLDG ADDRESS: ^{4th & GRAND} 375 GRAND AV

SQ FT OF BLDG: 700

SUBDIVISION: _____

SQ FT OF LOT: _____

FILING # _____ BLK # 80 LOT # 11-16

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945143-03-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: FIRST NATIONAL BANK IN GRAND JCT.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 464 MAIN - GRAND JUNCTION

DRIVE-UP BANK

PHONE: 243-2411

DESCRIPTION OF WORK AND INTENDED USE: new bank

FOR OFFICE USE ONLY

ZONE: B3

FLOOD PLAIN: YES NO

SETBACKS: F ^{per plan} S 0 R 0

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 4th St - 45' 5th St - 45' Grand 35' white 25'

CENSUS TRACT NUMBER: 1

MAXIMUM HEIGHT: 105

SPECIAL CONDITIONS: ~~As per conditions of City Council~~

PARKING SPACES REQUIRED: Per plan

As per conditions of City Council

LANDSCAPING/SCREENING: per plan as amended on sheet SP2 (Revised)

Approval & Traffic Eng memo file # 21-83 Curb cut permits

Note: watch for sight-dis. w/ landscaping

required thru City Eng Dept

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 (CO) 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.

Eric Nilson SIGNATURE

DATE APPROVED: 8-3-83

APPROVED BY: [Signature]

**FIRST NATIONAL BANK
IN
GRAND JUNCTION**

GRAND JUNCTION
COLORADO

MICHAEL BARBER
PROFESSIONAL CORPORATION
ARCHITECTURE

DENVER
COLORADO
303 837 0555

OWNER
FIRST NATIONAL BANK
GRAND JUNCTION

STRUCTURAL-CIVIL
ENGINEERS
KUNA INCORPORATED
CONSULTING ENGINEERS
DENVER COLORADO

MECHANICAL
ENGINEERS
BRIDGERS & PATTON
CONSULTING ENGINEERS INC
ALBUQUERQUE NEW MEXICO

ELECTRICAL
ENGINEERS
GAMBRELL
ENGINEERING INC
ARVADA COLORADO

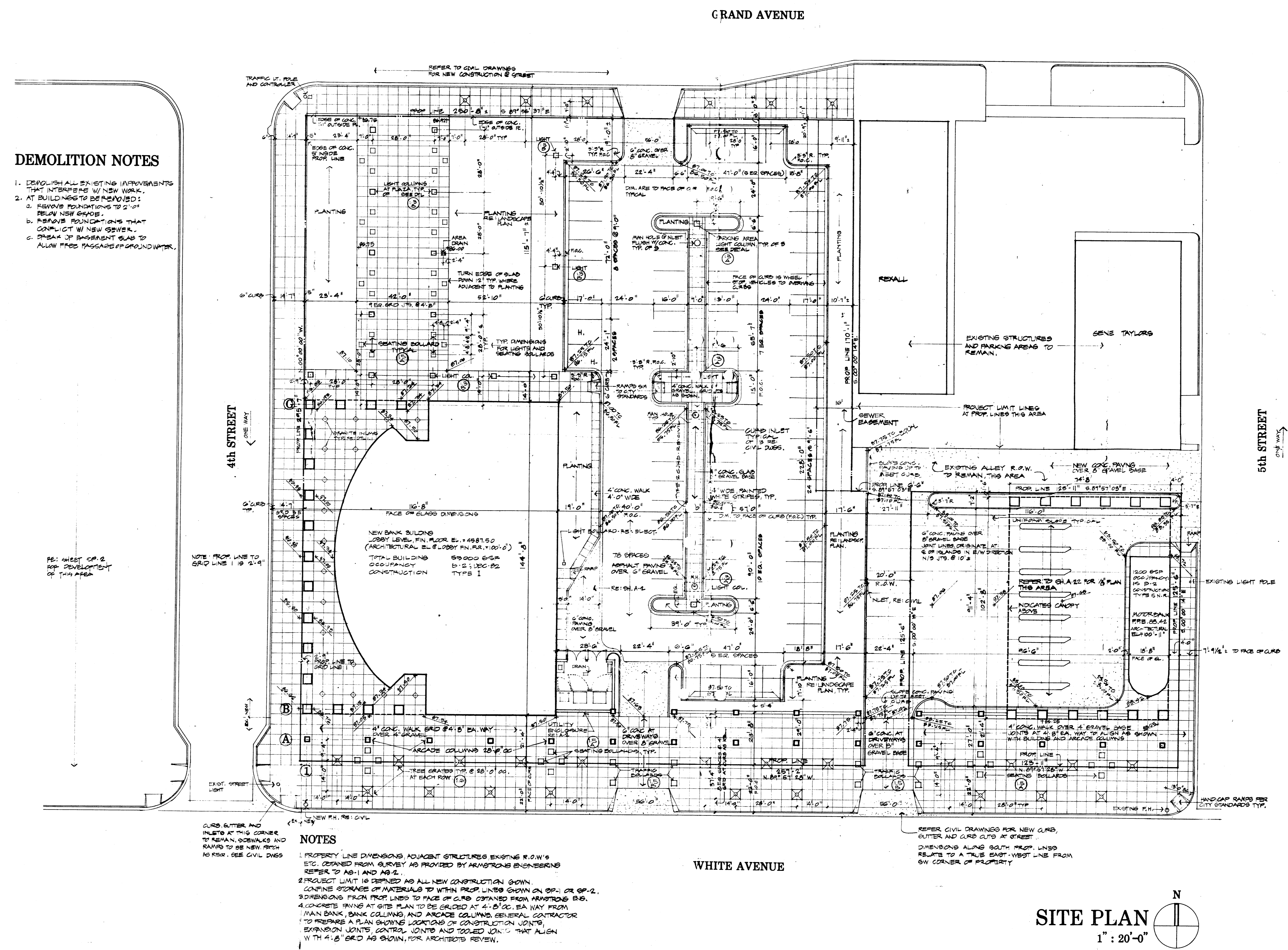
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CONSULTANT CORO	2.12.85
CHANGE REVISED	2.20.85
CONSULTANT CORO	3.15.85
CONSULTANT CORO	3.17.85
CONSULTANT CORO	3.11.85
CONSULTANT CORO	3.9.85
CHAMBER REVIEW	2.18.85
CONSULTANT CORO	2.10.85
CONSULTANT CORO	2.6.85
P.D. CORO	1.22.85
ISSUED FOR	DATE

4782
JOB NUMBER
587
DRAWN BY
NS
CHECKED BY
APPROVED FOR ARCHITECT
APPROVED FOR OWNER

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OF MICHAEL BARBER ARCHITECTURE.

ARCHITECTURAL SITE PLAN

SP-1



DEMOLITION NOTES

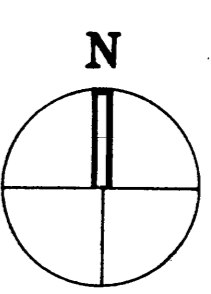
1. DEMOLISH ALL EXISTING IMPROVEMENTS THAT INTERFERE W/ NEW WORK.
2. AT BUILDINGS TO BE DEMOLISHED:
 - a. REMOVE FOUNDATIONS TO 2'-0" BELOW NEW GRADE.
 - b. REMOVE FOUNDATIONS THAT CONFLICT W/ NEW SEWER.
 - c. BREAK UP BASEMENT SLAB TO ALLOW FREE PASSAGE OF GROUND WATER.

NOTES

1. PROPERTY LINE DIMENSIONS ADJACENT STRUCTURES, EXISTING R.O.W.'S ETC. OBTAINED FROM SURVEY AS PROVIDED BY ARMSTRONG ENGINEERS. REFER TO A-11 AND A-12.
2. PROJECT LIMIT IS DEFINED AS ALL NEW CONSTRUCTION SHOWN. CONFINE STORAGE OF MATERIALS TO WITHIN PROP. LINES SHOWN ON SP-1 OR SP-2.
3. DIMENSIONS FROM PROP. LINES TO FACE OF CURB OBTAINED FROM ARMSTRONG E.S.
4. CONCRETE FINISH AT SITE PLAN TO BE GRADED AT 4'-0" B.S. EA. WAY FROM MAIN BANK, BANK COLUNNS, AND ARCADE COLUNNS. GENERAL CONTRACTOR TO PREPARE A PLAN SHOWING LOCATIONS OF CONSTRUCTION JOINTS, EXPOSED JOINTS, CONTROL JOINTS AND TOoled JOINTS THAT ALIGN W/ 4'-0" GRID AS SHOWN, FOR ARCHITECT'S REVIEW.

SITE PLAN

1" : 20'-0"

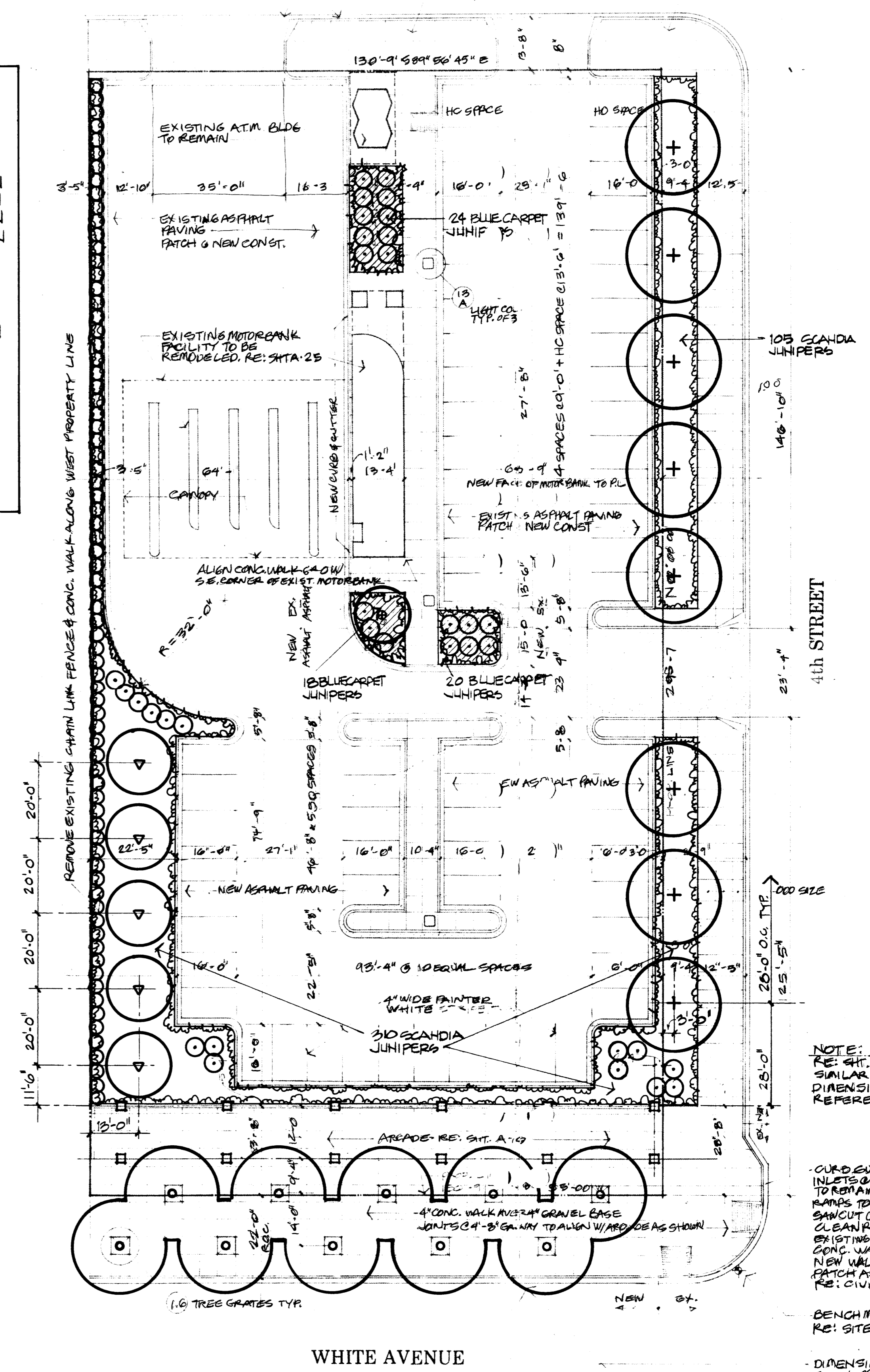


BENCH MARK 102
RE: SITE SURVEY

GRAND AVENUE

RE: CIVIL DRAWING FOR NEW CURB CUTS, CURB FINISHES, 4" CONC WALK OVER 4" GRAVE, BASE JOINTS, 4" 8" BARS TO A 6" W/ AUTOBANK AS NOTED BELOW

PLANT LEGEND					
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
TREES					
+	8	LONDON PLANE TREE	PLATANUS ACERIFOLIA	4" CAL	AG SHOWN
o	10	HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS	4" CAL	AG SHOWN
o	1	COCKspur HANTHORN	CRATAEGUS CRUGSALLI	2" CAL	AG SHOWN
o	3	AUSTRIAN PINE	PINUS NIGRA	2" CAL	AG SHOWN
RE: DET. 1.0 FOR TREE PLANTING AND STAKING					
SHRUBS					
o	75	OREGON GRAPE HOLY	MAHONIA AQUIFOLIUM	5 GAL	4'0" O.C.
o	31	CRANBERRY COTONEASTER	COTONEASTER APICULATA	5 GAL	AG SHOWN
GROUND COVER					
o	415	SCANDIA JUNIPER	JUNIPERUS SABINA SCANDIA	5 GAL	4'0" O.C.
o	52	BLUE CARPET JUNIPER	JUNIPERUS HORIZONTALIS "HILTONII"	5 GAL	4'0" O.C.
PROVIDE 3" WOOD CHIP MULCH BED BENEATH ALL SHRUBS AND GROUND COVER					



375 Grand Ave

LANDSCAPE SITE PLAN
EXISTING MOTOR BANK
1" = 20'-0"

FIRST NATIONAL BANK IN GRAND JUNCTION COLORADO

MICHAEL BARBER ARCHITECTURE
DENVER COLORADO 303 837 0555

OWNER: FIRST NATIONAL BANK IN GRAND JUNCTION
STRUCTURAL/CIVIL ENGINEERS: KERRA INCORPORATED
MECHANICAL ENGINEERS: BRIDGER & PATTON
ELECTRICAL ENGINEERS: GAMBRELL

ISSUED FOR	DATE
CONSTRUCTION	1.00.00
OWNER REVIEW	0.30.00
CONSULTANT CORP	0.25.00
CONSULTANT CORP	0.11.00
CONSULTANT CORP	0.05.00
OWNER REVIEW	0.10.00
CONSULTANT CORP	0.10.00
DD CORP	1.20.00

4782 JOB NUMBER
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED FOR ARCHITECT: [Signature]
APPROVED FOR OWNER: [Signature]

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EXISTING MOTORBANK LANDSCAPE PLAN

LSP2