

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: 4th & White 422 White Av SQ FT OF BLDG: 53 000

SUBDIVISION: _____ SQ FT OF LOT: _____

FILING # _____ BLK # 81 LOT # 1 thru 10 NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945/43-04-001 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION _____

PROPERTY OWNER: FIRST NATIONAL BANK IN GRAND JUNCT USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 464 MAIN - GRAND JUNCTION 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: West 45', S 45', White 25', Grand 35'

CENSUS TRACT NUMBER: 1

MAXIMUM HEIGHT: 105

SPECIAL CONDITIONS: As per conditions of City Council approval file # 21-83

PARKING SPACES REQUIRED: PER PLAN

City curb cut permits required thru C. Eng. Dept.

LANDSCAPING/SCREENING: PER PLAN

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 Tolson
SIGNATURE

DATE APPROVED: 8-3-83

APPROVED BY: Lubana