

DATE SUBMITTED: 11/16/87

PERMIT # 29183

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 913 N 7th st

SQ. FT. OF BLDG: 2570 \*

SUBDIVISION: \_\_\_\_\_

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

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER: 2945-141-12-000

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Bill Mearns  
ADDRESS: Grand Valley National Bank

USE OF ALL EXISTING BUILDINGS: PM

PHONE: William Price Construction  
245-3312

office

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

Bank addition

\*\*\*\*\*  
**FOR OFFICE USE ONLY**  
\*\*\*\*\*

ZONE: B3

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

SETBACKS: F 35' <sup>from center line</sup> S 10' R 10' <sup>(abutting residential zone)</sup>

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

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 3

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: existing

C.O. released 11-1-88

See file # 44-88

SPECIAL CONDITIONS: a solid fence or landscaping is required along the west property line to buffer residences - per section 5-5.14. Subject to attached comments & plan (revised)

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 11/27/87

APPROVED BY: Kathy Portner (per KM)

William C. Price  
SIGNATURE