

DATE SUBMITTED: 3/8/88

PERMIT # 29693

FEE ~~100~~ 75<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2808 North Ave.

SQ. FT. OF BLDG: 94

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

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

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

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2943 073 00214

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

PROPERTY OWNER: UNITED BANK OF G.J. - 1627M AVE.

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2808 North Ave. G.J.

DRIVE-UP BANK BLDG.

PHONE: 242-8822

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

DESCRIPTION OF WORK AND INTENDED USE:

NEW Commercial Deposit Drive-up  
and underground tunnel

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**FOR OFFICE USE ONLY**  
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ZONE: C-2

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

SETBACKS: F 25' S 0 R 0

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

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 6

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: Okay - re: sod  
move sprinkler

SPECIAL CONDITIONS: \_\_\_\_\_

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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: 3/8/88

APPROVED BY: Linda

John A. Swell  
SIGNATURE

14.80

813.45

77'-0"

N  
↑

COURT ROAD

LANE  
→

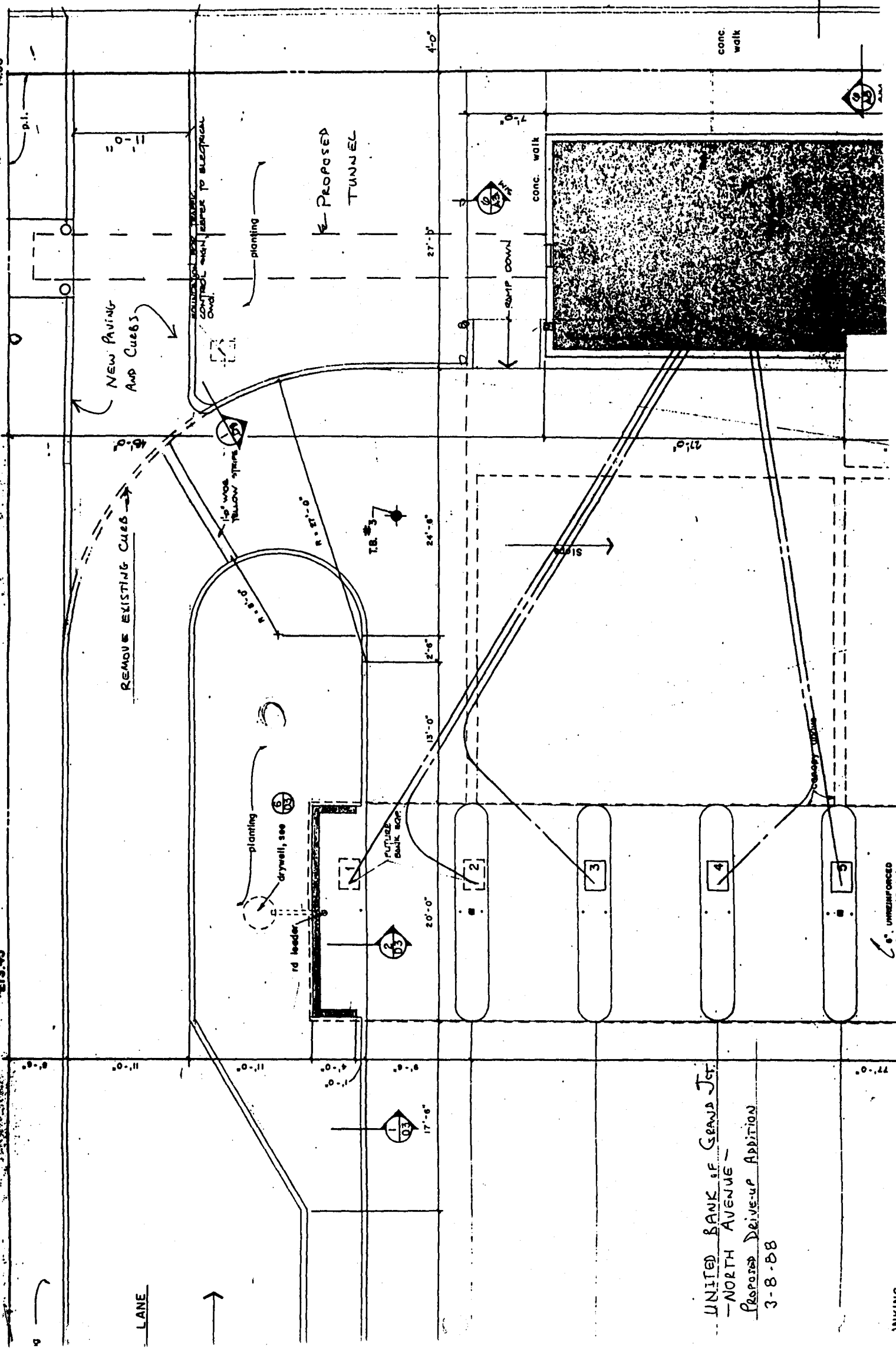
NEW PAVING AND CUEBS

REMOVE EXISTING CUEBS

PROPOSED TUNNEL

UNITED BANK OF GRAND JCT.  
- NORTH AVENUE -  
Proposed Drive-up Addition  
3-8-88

ANKING



6" UNREINFORCED