

DATE SUBMITTED: 7-20-89

PERMIT # 33515

FEE 410.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 319 COLORADO AVE.

SQ. FT. OF BLDG: 2000 ±

SUBDIVISION: _____

SQ. FT. OF LOT: _____

PLANNING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-143-27-002

NUMBER OF BUILDINGS ON PARCEL
BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: UNITED BANK OF G.J.

USE OF ALL EXISTING BUILDINGS:
OFFICE SPACE

ADDRESS: 359 MAIN ST.

PHONE: 243-1611

DESCRIPTION OF WORK AND INTENDED USE:
REMODEL EXISTING FOR OFFICE SPACE

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

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 1

PARKING SPACES REQ'D: 7

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: N/A
no change of use

SPECIAL CONDITIONS: _____

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 (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

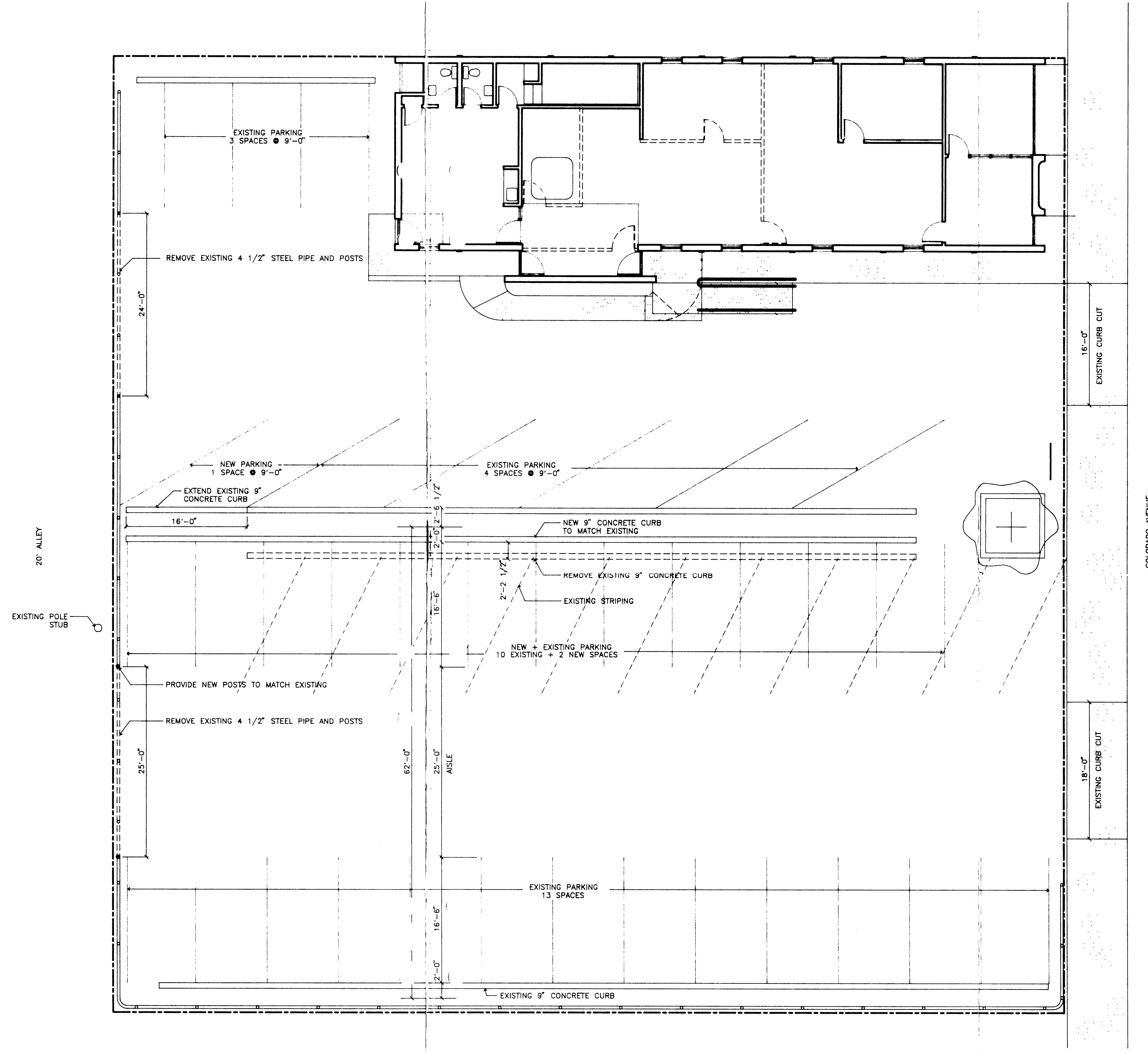
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 7/21/89

APPROVED BY: [Signature]

[Signature]
SIGNATURE



SITE PLAN

*Reviewed and approved by
J. Don Stewart 4-26-89*

82 4/27/89

(303) 243-7960
ROBERT D. JENKINS/AIA
 ARCHITECT
 620 MAIN ST.
 GRAND JUNCTION, CO 81502

PUBLIC SERVICE COMPANY
319 COLORADO AVENUE

JOB NUMBER	DATE
DRAWN BY	
CHECKED BY	
REVISD BY	
DATE OF ISSUE	04/25/89
SHEET	A0
OF	