

DATE SUBMITTED: 4/27/89

PERMIT # 33515

FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 319 Colorado

SQ. FT. OF BLDG: X

SUBDIVISION:

SQ. FT. OF LOT:

WELLING # BLK # LOT #

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-143-27-002

PROPERTY OWNER: United Bank of N.J.

1

ADDRESS: 44th & Main

USE OF ALL EXISTING BUILDINGS:

PHONE:

offices

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.

revise parking lot layout

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES NO X

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT:

CENSUS TRACT #: 1

PARKING SPACES REQ'D: as shown on

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: site plan

SPECIAL CONDITIONS:

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 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: 4/27/89

APPROVED BY: Kathy Foster

Robert Kulins
SIGNATURE

ROBERT D. JENKINS/AIA
ARCHITECT

April 25, 1989

City Planning Department
City of Grand Junction
Grand Junction, CO 81501

RE: Parking Lot - 319 Colorado
United Bank - Downtown

United Bank - Downtown desires to modify two parking lots at 319 Colorado Avenue. The lots currently serve parking needs for United Bank employees. Traffic circulation is continuous between the lots, with entrance and exit on Colorado Avenue. The lots have no access to the alley between Colorado and Ute Avenues.

United Bank desires to close access between the lots: the west lot shall serve parking needs for the leasehold building at 319 Colorado Avenue, while the east lot shall continue to serve parking needs for Bank employees. In addition, the steel barriers between the parking lots and the alley shall be partially removed to allow for access both on Colorado Avenue and on the Alley between Colorado and Ute.

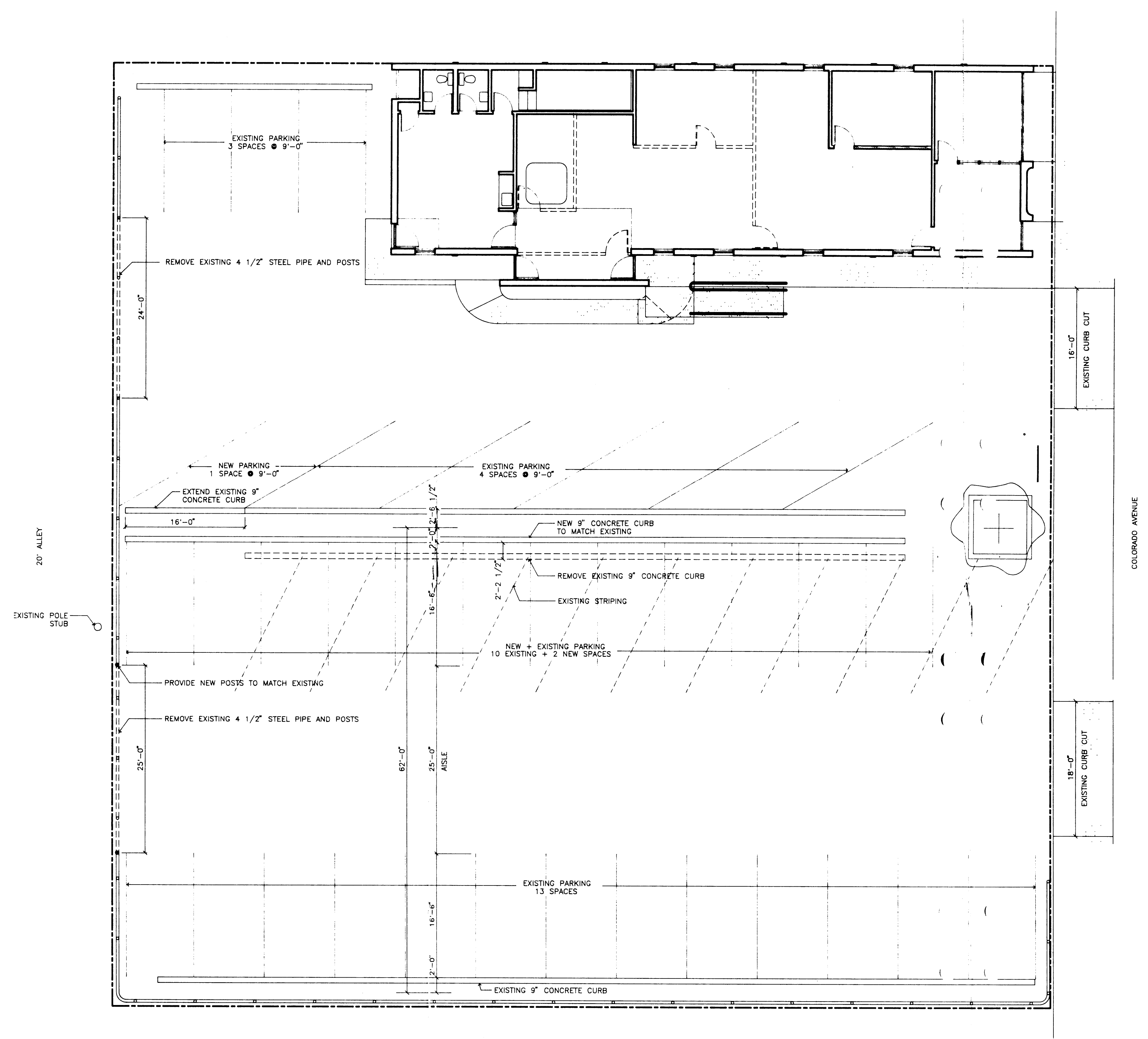
The number of parking spaces in the west lot shall be increased by one space (from seven spaces to eight), and in the east lot by two spaces (from 23 spaces to 25).

Please reference the attached drawing, A0.

Respectfully submitted,



Robert D. Jenkins/AIA



RAM 7/21/89

SITE PLAN
1/8" = 1'-0"

PH: 303-447-7940
ROBERT D. JENKINS / AIA
 ARCHITECT
 608 MANVILLE
 P.O. BOX 121
 GRAND JUNCTION, CO 81502

PUBLIC SERVICE COMPANY
319 COLORADO AVENUE

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