

DATE SUBMITTED: 8-30-89

C.O. released 11/27/90 [34037] - div up  
PERMIT # 34212 - bank remodel

FEE \$10.00

all file # 5-89

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 200 GRAND AVE.  
242 GRAND AVE (SAT. BLDG.)

SQ. FT. OF BLDG: 2100 (SAT. BLDG.)

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

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

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

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

TAX SCHEDULE NUMBER:  
2945-142-38-018  
2945-142-38-010, 011

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: COLORADO NATIONAL BANK - G.J.

USE OF ALL EXISTING BUILDINGS:  
office / bank

ADDRESS: P.O. Box 968 Grand Jct., Co. 81502

PHONE: 245-1600

DESCRIPTION OF WORK AND INTENDED USE:

NEW SATELLITE BANKING FACILITY AND INTERIOR REMODELING FOR NEW BANK + VAULT ADDITION

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

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FOR OFFICE USE ONLY

NE: B-3

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

SETBACKS: F 65' S 0 R 0

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

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 3

PARKING SPACES REQ'D: SEE PLAN

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: AS PER CODE

SPECIAL CONDITIONS: SEE SITE PLAN - CLOSE CURB OUT, LIGHT SHIELDS, LANDSCAPE STANDARDS & PLAN

L.S. PLAN TO BE SUBMITTED

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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: 9/1/89

APPROVED BY: Karl Metzner

John M. Powell  
SIGNATURE