

DATE SUBMITTED: 6/17/89

PERMIT # 33229

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 261 Ute Ave.

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: CITY

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

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

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

TAX SCHEDULE NUMBER:  
2945-143-35-020

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

PROPERTY OWNER: UNITED BANK OF G.J.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 359 MAIN ST.

DRIVE-UP BANK

PHONE: 243-1611

DESCRIPTION OF WORK AND INTENDED USE:

New Drive-up Kiosk

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

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### FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES \_\_\_\_\_ NO 2

SETBACKS: F 4 S 4 R 1/2

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

MAXIMUM HEIGHT: 10

CENSUS TRACT #: 1

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

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: \_\_\_\_\_

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

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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.)

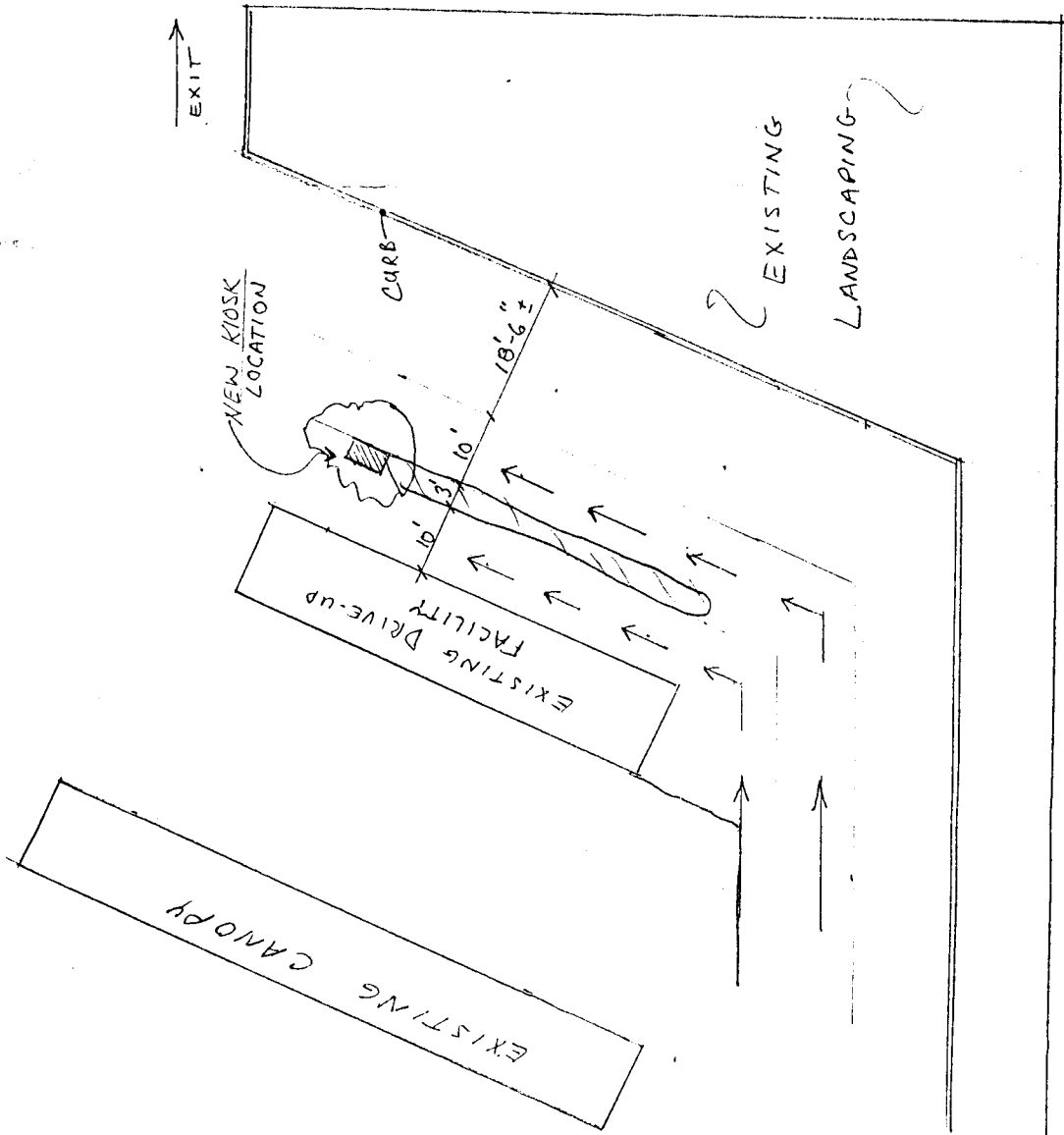
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 6/17/89

APPROVED BY: [Signature]

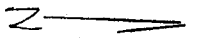
[Signature]  
SIGNATURE



ACCEPTED  
 ANY CHANGES OR REVISIONS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. THE PLANNING  
 DEPARTMENT WILL BE PROPERLY  
 LOCATED AND EASEMENTS  
 AND PROPERTY LINES.

6/14/89

UTE AVE.



UNITED BANK OF GRAND JUNCTION  
 PROPOSED COMMERCIAL KIOSK ADDITION  
 7-14-89