

DATE SUBMITTED: 5/4/92

See file # 74-91

PERMIT NO. 41673 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 925 N. 7th Street SQ. FT. OF BLDG: 3900 set 2800 SF
 SUBDIVISION City of Grand Jct. SQ. FT. OF LOT: 39150 SF
 FILING # _____ BLK # 17 LOT # 16-18 NO. OF FAMILY UNITS: _____
 TAX SCHEDULE # 2945-141-12-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1
 OWNER Grand Valley Natl. Bank USE OF EXISTING BUILDINGS: Bank
 ADDRESS 925 N. 7th Street DESCRIPTION OF WORK AND INTENDED USE: Addition to Bank
 TELEPHONE: 241-4400

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE B-3 FLOODPLAIN: YES _____ NO X
 SETBACKS: FRONT 45' from Cl Road GEOLOGIC HAZARD: YES _____ NO X
 SIDE 0 REAR 25' CENSUS TRACT: 4 TRAFFIC ZONE: 35
 MAXIMUM HEIGHT 10' PARKING REQ'MT 23
 LANDSCAPING/SCREENING REQUIRED: AS PER PLAN SPECIAL CONDITIONS: N/A

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

[Signature]
 Department Approval
5/5/92
 Date Approved

[Signature]
 Applicant Signature
5/5/92
 Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)