

DATE SUBMITTED: 2/12/92

PERMIT NO. 41030

FEE \$ N/C

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2952 E. Rd. SQ. FT. OF BLDG: 20,000

SUBDIVISION WESTERN MED SAVINGS SUB SQ. FT. OF LOT: N/A

FILING # _____ BLK # _____ LOT # 1 NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-044-04-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Bank Western USE OF EXISTING BUILDINGS: Office

ADDRESS 1675 Broadway Suite 1600 DESCRIPTION OF WORK AND INTENDED USE: Tenant finish interior

TELEPHONE: _____

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

FOR OFFICE USE ONLY

ZONE PB FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____ CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

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.

Karla Metzger 005/7/92
Department Approval

James Wash
Applicant Signature

2/12/92
Date Approved

2/12/92
Date

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