

DATE SUBMITTED: 9/1/92

PERMIT NO. 42751 ✓

FEE \$ None

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2808 North Avenue ^{Ste. 310}

SQ. FT. OF BLDG: _____

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: NA

TAX SCHEDULE # 2943-073-00-214

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Northwest Bank

USE OF EXISTING BUILDINGS: Bank & office

ADDRESS 2808 North Avenue

DESCRIPTION OF WORK AND INTENDED USE: Interior remodel

TELEPHONE: 248-8808

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

FOR OFFICE USE ONLY

ZONE C-1

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO X

SIDE _____ REAR _____

CENSUS TRACT: 6 TRAFFIC ZONE: 29

MAXIMUM HEIGHT _____

PARKING REQ'MT NA

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.

Angeline Barrett
Department Approval

John Powell
Applicant Signature

9/1/92
Date Approved

9-1-92
Date

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



Phipps Newell Construction Inc.
553 25 1/2 ROAD POST OFFICE BOX 3360 GRAND JUNCTION
COLORADO 81502 TELEPHONE AREA CODE 303 242-3548

DATE 9-1-92

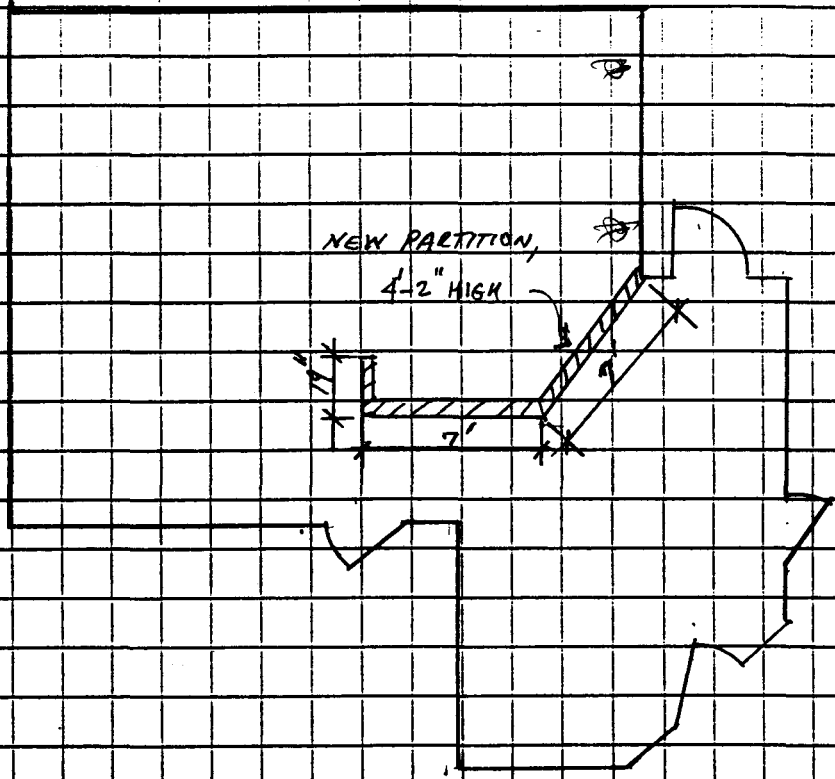
TO: NOBENEST BANK OF G.J.-N.A.

JOB NO. 9293-500

2808 NORTH AVE.

SUBJECT: LAWSON FINANCIAL

GRAND Jct. COw. 81501



$\frac{1}{8}'' = 1'-0''$

