

DATE SUBMITTED 8/9/93

BUILDING PERMIT NO. 46005
46006

FEE \$ 10.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 225 N 5th St.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2887

SUBDIVISION City of G.J.

SQ. FT. OF EXISTING BLDG(S) N/A

FILING BLK 96 LOT 11-24

TAX SCHEDULE NO. 2945-143-00-009

NO. OF FAMILY UNITS N/A

OWNER Alpine Bank

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 225 N 5th St.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 434-5600

Construction of new stairway + interior remodel.

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE B-3

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front 5 (50') from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 0 from property line

CENSUS TRACT 1 TRAFFIC ZONE 42

Rear 0 from property line

PARKING REQ'MT N/A

Maximum Height N/A

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 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 final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]

Applicant Signature [Signature]

Date Approved 8/9/93

Date 8/9/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

4TH STREET

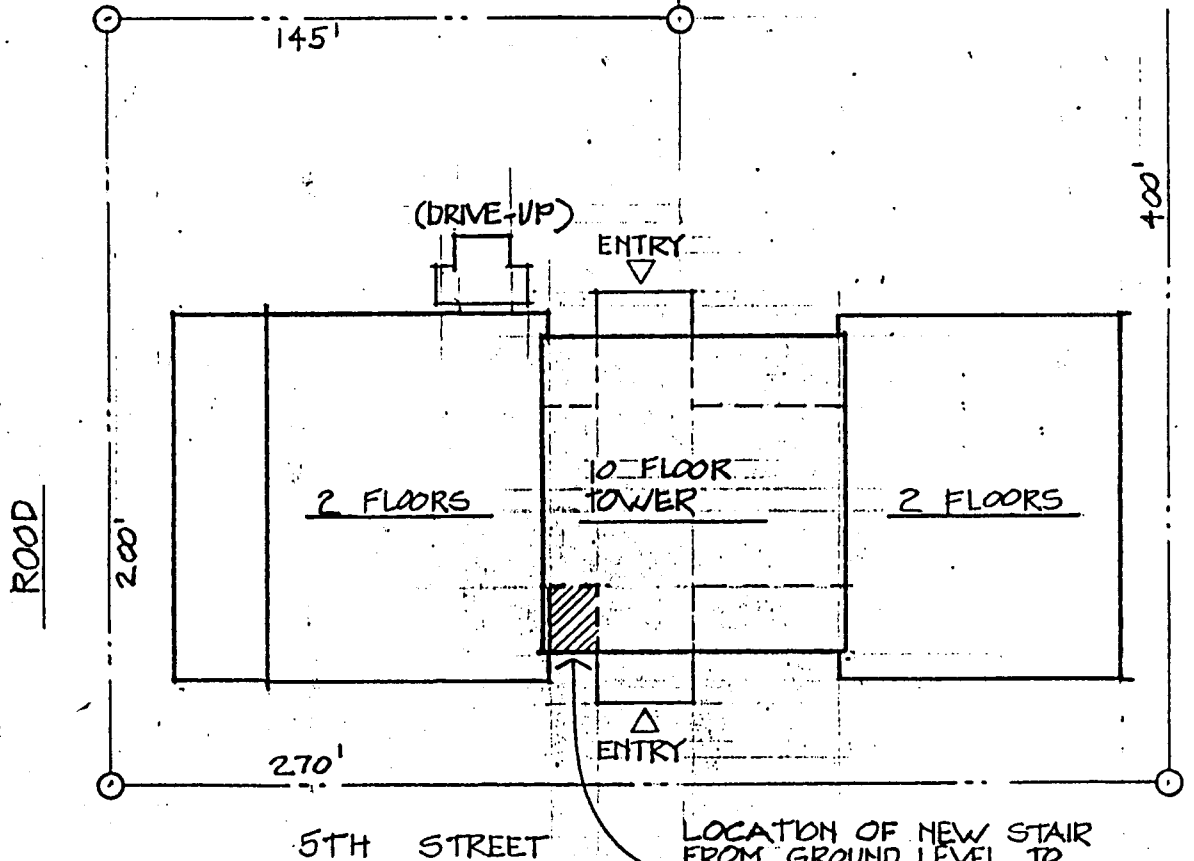
125'

U.S. FEDERAL BUILDING

PARKING LOT

LOT AREA = 79,000 SF

ACCEPTED 8/10/93
AND CHANGE OF PLANS
APPROVED BY THE CITY PLANNING DEPT. IT IS THE CLIENT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SITE PLAN

1" = 50'

8-9-93



SUNDESIGNS ARCHITECTS
GLENWOOD SPRINGS, COLORADO

A RENOVATION FOR
ALPINE BANK - GRAND JUNCTION
FIFTH & ROOD, GRAND JUNCTION, CO 81501
(FORMERLY VALLEY FEDERAL SAVINGS BUILDING)