

DATE SUBMITTED 4-5-94

BUILDING PERMIT NO. 48235

FEE \$ 6

### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

BLDG ADDRESS 2697 US Hwy 50 S153  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
TAX SCHEDULE NO. 2945-261-00-034  
OWNER Mesa National Bank  
ADDRESS 601 Roof  
TELEPHONE 242 5211

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
NO. OF FAMILY UNITS \_\_\_\_\_  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_  
USE OF EXISTING BLDGS Bank + Greater rent  
DESCRIPTION OF WORK AND INTENDED USE: Interior Remodel

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE H0  
SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from property line  
Rear \_\_\_\_\_ from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_  
Landscaping/Screening Req'd \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 13 TRAFFIC ZONE 84  
Parking Req'mt \_\_\_\_\_  
File Number \_\_\_\_\_  
Special Conditions: Interior remodel  
No change in use

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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.

Department Approval *Marina P...*  
Date Approved 4-5-94

Applicant Signature *Delbert McClure*  
Date 4/5/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) Grand Junction Zoning & Development Code)

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