

DATE SUBMITTED 1-21-94

BUILDING PERMIT NO. 47505 ✓

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### PLANNING CLEARANCE

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

BLDG ADDRESS 359 Main St  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 119 LOT 7-16  
TAX SCHEDULE NO. 2945-143-22-023  
OWNER Northwest Bank  
ADDRESS 359 Main St  
TELEPHONE 248-4808

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  
DESCRIPTION OF WORK AND INTENDED USE:  
Interior Remodel

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

ZONE B-3  
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 \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_  
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 M. Petz  
Date Approved 1-31-94

Applicant Signature Tim Steen  
Date 1-21-94

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

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