

FEE \$

BLDG PERMIT NO. N/A

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

174 94

Grand Junction Community Development Department

229 Road Lots 9, 10 and 11 THIS SECTION TO BE COMPLETED BY APPLICANT (TWO PARCELS)
 BLDG ADDRESS Blk 101 City of Grand Junction TAX SCHEDULE NO. 2945-143-14-017 & 2945-143-14-021
 Sec. 14 1S - AND -
 SUBDIVISION Lot 12 Blk 101 City of Grand Junction Sec 14 1S 1W SQ. FT. OF PROPOSED BLDG(S)/ADDITION -0-
 FILING BLK 101 LOTS 9,10,11,12 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER THE BANK OF GRAND JUNCTION NO. OF DWELLING UNITS
 P.O. Box 55365 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS Grand Junction, CO 81505
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 303/241-9000 BEFORE: -0- AFTER: -0- CONSTRUCTION
 (2) APPLICANT THE BANK OF GRAND JUNCTION USE OF ALL EXISTING BLDGS N/A
 P.O. Box 55365
 (2) ADDRESS Grand Junction, CO 81505 DESCRIPTION OF WORK & INTENDED USE: Paving
 and/or repaving parking lot,
 (2) TELEPHONE 303/241-9000 Parking lot

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF
 ZONE B-3 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front 20 from Property Line (PL) or Parking Req'mt _____
35 from center of ROW, whichever is greater
 Side 0 from PL Rear 0 from PL
 Special Conditions: Original
see file DO NOT REMOVE
from Office
 Maximum Height 40
 Maximum coverage of lot by structures _____ CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature By: Robert E. Johnson, President Date 17 Nov 1994
 Department Approval Tom Dixon Date 17 Nov 1994

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Millie Fowler Date 11-17-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)