

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	55399
FILE #	

### PLANNING CLEARANCE

2003-0820-078 (site plan review, multi-family development, non-residential development)  
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 200 Grand Ave. TAX SCHEDULE NO. 2945-142-38-018

SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 76 LOT 28 thru 32 SQ. FT. OF EXISTING BLDG(S) 50,000 ± S.F.

(1) OWNER Bank of Colorado NO. OF DWELLING UNITS  
 BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 200 Grand Ave

(1) TELEPHONE 245-1600 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Frank Wagner - Architect USE OF ALL EXISTING BLDGS Bank / office

(2) ADDRESS 115 N. 5th St. DESCRIPTION OF WORK & INTENDED USE: storage  
room addition under existing stair

(2) TELEPHONE 243-2122

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 — from Property Line (PL) Parking Req't —  
 or — from center of ROW, whichever is greater  
 Side — from PL Rear — from PL

Special Conditions: Interior Only

Maximum Height —

Maximum coverage of lot by structures — CENS.T. 3 T.ZONE 35 ANNEX # —

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 Michael Cury Date 3/14/96

Department Approval Bonnie Edwards Date 3/14/96

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 0 no chg.

Utility Accounting Dotter Hobas Date 3/14/96

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

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