

FEE \$ paid w/SPR  
 TCP \$ 10,955.82  
 DRAINAGE FEE \$ 3,222.36

BLDG PERMIT NO. 55865  
 FILE # SPR-96-72

**PLANNING CLEARANCE**

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

*TOP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 709 Horizon Drive TAX SCHEDULE NO. 2701-363-27-003  
 SUBDIVISION Applebee's Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000 SF  
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Alpine Bank - Grand Junction NO. OF DWELLING UNITS  
225 North 5th Street BEFORE: 0 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS Grand Junction, CO 81501  
 (1) TELEPHONE 970-243-5600 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (2) APPLICANT Sundesigns Architects USE OF ALL EXISTING BLDGS N/A  
901 Blake Avenue  
 (2) ADDRESS Glenwood Springs CO 81601 DESCRIPTION OF WORK & INTENDED USE: Construction  
 (2) TELEPHONE 970-945-2201 of drive-thru bank

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 H0 Landscaping / Screening Required: YES  NO   
 SETBACKS: Front — from Property Line (PL) Parking Req't As per plan  
 or 65ft from center of ROW, whichever is greater Special Conditions: NONE  
 Side 15ft from PL Rear 15ft from PL  
 Maximum Height 65 ft  
 Maximum coverage of lot by structures 35% CENS.T. 10 T.ZONE 16 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 [Signature] Date FEB 8, 1996

Department Approval [Signature] Date 4-17-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9131- office

Utility Accounting Millie Souler Date 4-17-96

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)