

FEE \$	5.00
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	56107
FILE #	

PLANNING CLEARANCE

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

Grand Junction Community Development Department

~~1006-1170-089~~

1006-1150-07-3 → 322 Main

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS	<u>326 Main</u>	TAX SCHEDULE NO.	<u>2945-143-15-010</u>
SUBDIVISION	_____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	_____
FILING	BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	_____
(1) OWNER	<u>The Bank of Grand Junction</u>	NO. OF DWELLING UNITS	_____
(1) ADDRESS	<u>P.O. Box 55365 81505</u>	BEFORE: _____ AFTER: _____	CONSTRUCTION _____
(1) TELEPHONE	<u>241-9000</u>	NO. OF BLDGS ON PARCEL	_____
(2) APPLICANT	<u>Jerry L. Gordon</u>	BEFORE: _____ AFTER: _____	CONSTRUCTION _____
(2) ADDRESS	<u>266 1/2 E. Parkview</u>	USE OF ALL EXISTING BLDGS	_____
(2) TELEPHONE	<u>245-8604</u>	DESCRIPTION OF WORK & INTENDED USE:	<u>office remodel</u>

✓ 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	<u>B-3</u>	Landscaping / Screening Required: YES _____ NO _____
SETBACKS: Front _____ from Property Line (PL)		Parking Req'mt _____
or _____ from center of ROW, whichever is greater		Special Conditions: <u>Interior remodel</u>
Side _____ from PL Rear _____ from PL		<u>No change in use</u>
Maximum Height _____		CENS.T. <u>1</u> T.ZONE <u>42</u> ANNEX # _____
Maximum coverage of lot by structures _____		

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	<u>Jerry L. Gordon</u>	Date	<u>5/14/96</u>
Department Approval	<u>Marcia Babideaux</u>	Date	<u>5-14-96</u>

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

Utility Accounting	<u>Accountants</u>	Date	<u>5-14-96</u>
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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)