

|                 |          |
|-----------------|----------|
| FEE \$          | pl w/SPR |
| TCP \$          | NA       |
| DRAINAGE FEE \$ | NA       |

|                   |
|-------------------|
| BLDG PERMIT NO.   |
| FILE # SPR-96-235 |

## PLANNING CLEARANCE

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

### Grand Junction Community Development Department

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

|                                       |  |
|---------------------------------------|--|
| BLDG ADDRESS <u>2808 NORTH AVE</u>    | TAX SCHEDULE NO. <u>2943-073-00-21A</u>                        |
| SUBDIVISION <u>NA</u>                 | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>PARKING 25,200 SF</u>  |
| FILING _____ BLK _____ LOT _____      | SQ. FT. OF EXISTING BLDG(S) <u>NA</u>                          |
| (1) OWNER <u>NORTHWEST BANK</u>       | NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION  |
| (1) ADDRESS <u>2808 NORTH AVE</u>     | NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION |
| (1) TELEPHONE <u>248-4808</u>         | USE OF ALL EXISTING BLDGS <u>PARKING</u>                       |
| (2) APPLICANT <u>ROBERT D JENKINS</u> | DESCRIPTION OF WORK & INTENDED USE: <u>NEW</u>                 |
| (2) ADDRESS <u>1000 N. 9th ST #35</u> | <u>PARKING LOT AND DRIVE-UP BANK</u>                           |
| (2) TELEPHONE <u>256-1980</u>         | <u>SEVEN</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 _____   | Landscaping / Screening Required: YES <input checked="" type="checkbox"/> NO _____ |
| SETBACKS: Front _____ from Property Line (PL)<br>or _____ from center of ROW, whichever is greater | Parking Req'mt _____   |
| Side _____ from PL Rear <u>NA</u> from PL  | Special Conditions: <u>Separate fencing &amp; signage</u>                          |
| Maximum Height _____   | <u>units required</u>  |
| Maximum coverage of lot by structures _____  | CENS.T. <u>6</u> T.ZONE <u>30</u> 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 Robert D Jenkins Date 10/28/96

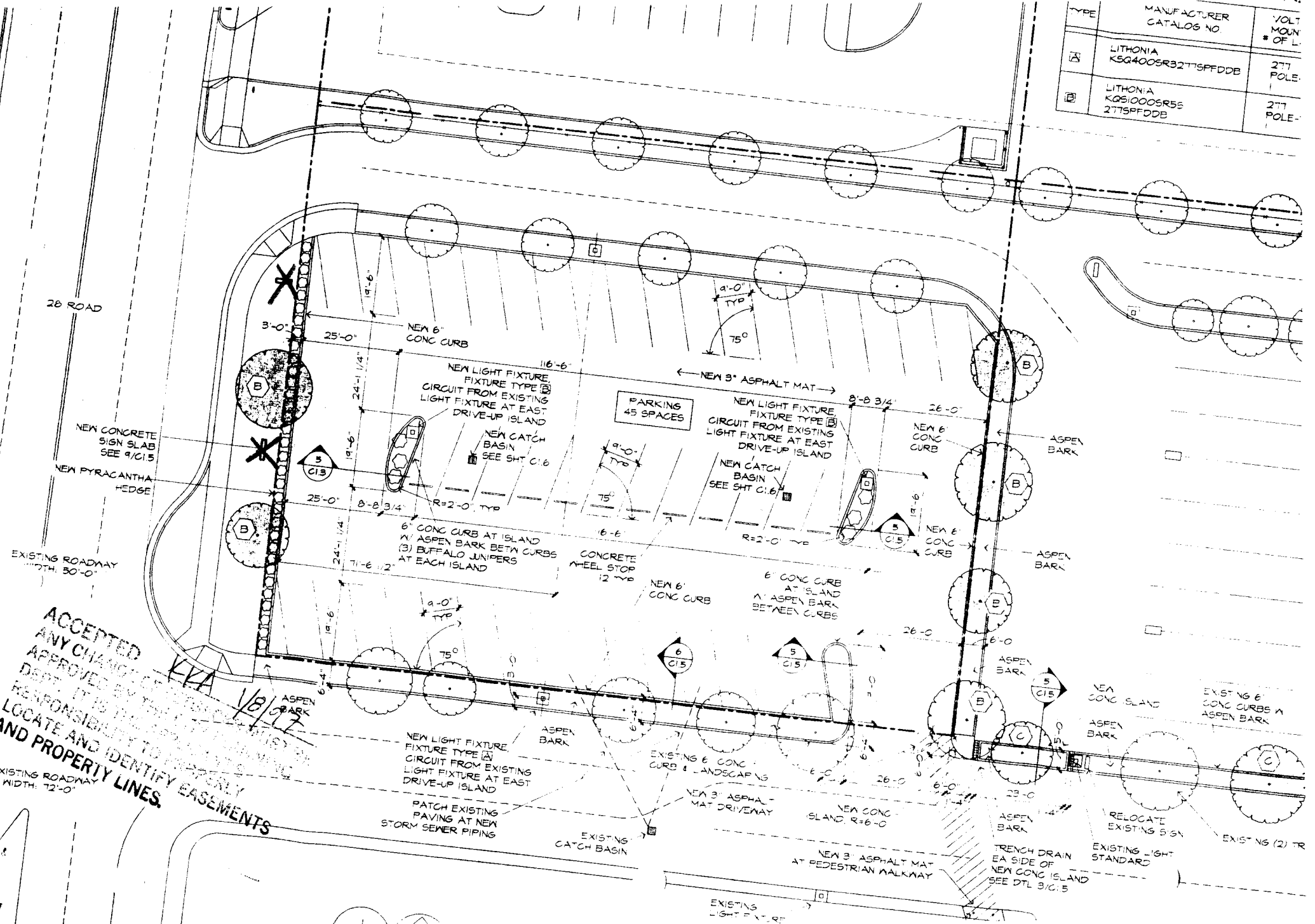
Department Approval Walter J. [Signature] Date 10/20/96

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

Utility Accounting NA Date \_\_\_\_\_

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

| TYPE | MANUFACTURER CATALOG NO.       | VOLT MOUNT # OF L. |
|------|--------------------------------|--------------------|
| (A)  | LITHONIA KSG400SR32T7SPFDDB    | 277 POLE           |
| (B)  | LITHONIA KQS1000SR55 2T7SPFDDB | 277 POLE           |



**ACCEPTED**  
**ANY CHANGE OF**  
**APPROVED BY THE**  
**DEPT. IT IS THE**  
**RESPONSIBILITY TO**  
**LOCATE AND IDENTIFY**  
**AND PROPERTY LINES.**

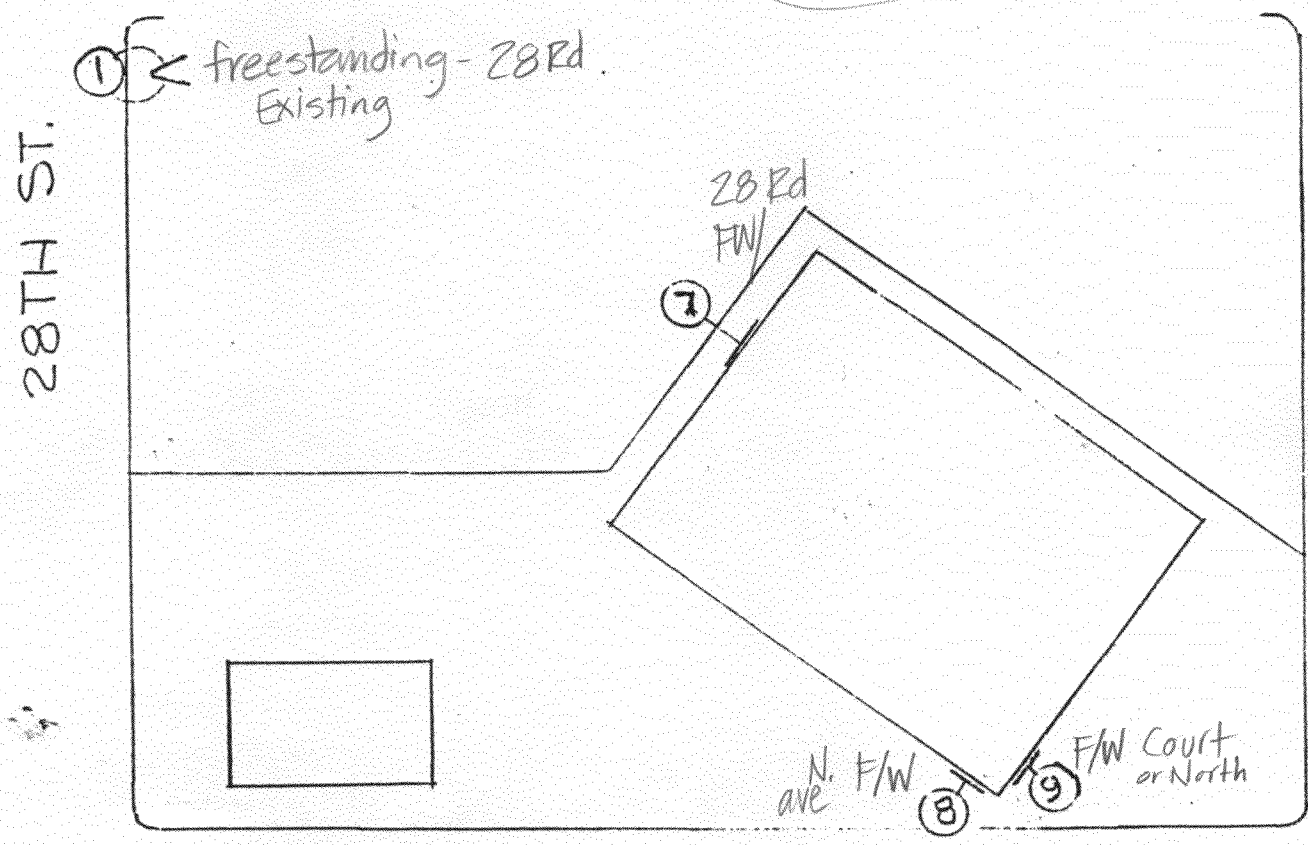
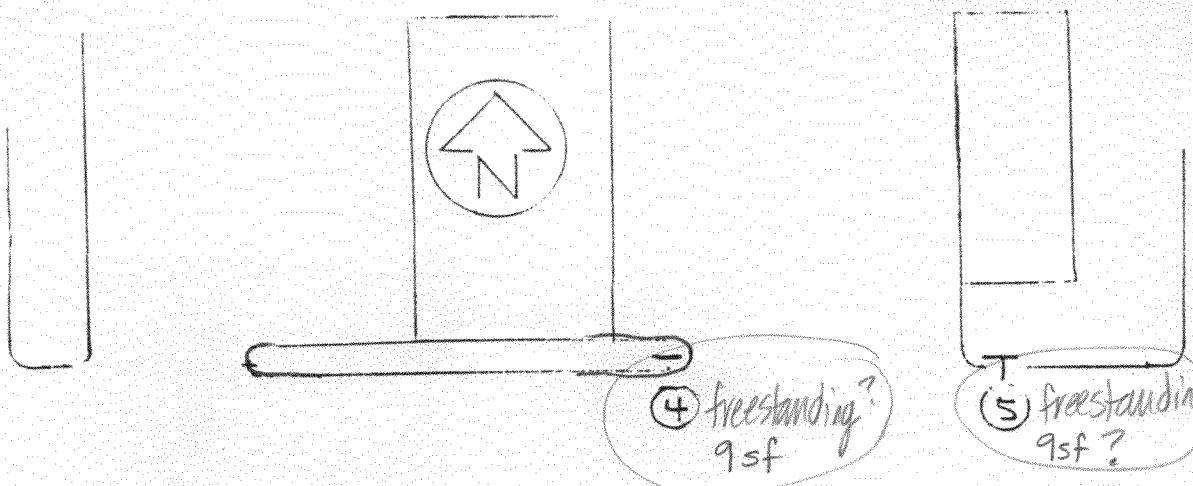
EXISTING ROADWAY WIDTH: 30'-0"

EXISTING ROADWAY WIDTH: 72'-0"

EXISTING ROADWAY WIDTH: 72'-0"

EXISTING ROADWAY WIDTH: 72'-0"

EXISTING ROADWAY WIDTH: 72'-0"



SITE PLAN N.T.S.  
 2808 NORTH AVE,  
 GRAND JUNCTION, CO.

Existing signage for the Bank Parcel.