

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	59709
FILE #	

PLANNING CLEARANCE

1007-0320-02-2 (site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	130 N. 4th	TAX SCHEDULE NO.	2945-143-16019
SUBDIVISION	City of Grand Jct.	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	—
FILING	BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S)	1,250 [#] main level
(1) OWNER	1st FEDERAL	NO. OF DWELLING UNITS	BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) ADDRESS	130 N. 4th	NO. OF BLDGS ON PARCEL	BEFORE: _____ AFTER: _____ CONSTRUCTION
(1) TELEPHONE	Jim Burkey - 245-5234	USE OF ALL EXISTING BLDGS	Bank / Office Space
(2) APPLICANT	SUN KING	DESCRIPTION OF WORK & INTENDED USE:	Remodel & move interior walls, ADD NEW ENTRY door
(2) ADDRESS	P.O. Box 3299		
(2) TELEPHONE	245-9173		

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE	B-3	Landscaping / Screening Required:	YES _____ NO _____
SETBACKS: Front	_____ from Property Line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions:	- no change in use or employee increase
Side	_____ from PL		
Rear	_____ from PL		
Maximum Height	_____	CENS.T.	1 T.ZONE 42 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	Jody Metz	Date	3/27/97
Department Approval	Ronnie Edwards	Date	3/27/97
Additional water and/or sewer tap fee(s) are required:	YES _____ NO _____	W/O No.	_____
Utility Accounting	attached	Date	3-31-97

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)