

Planning \$ <u>paid</u>	Drainage \$ <u>279.21</u>
TCP \$ <u>6112.00</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>107558</u>
FILE # <u>SPR-1997-1102</u>

### PLANNING CLEARANCE

5349-3348 (site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 925 N 7th ST TAX SCHEDULE NO. 2945-141-12-003

SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,780 SF

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 8,120 SF

(1) OWNER GRAND VALLEY NATIONAL BANK NO. OF DWELLING UNITS N/A  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 925 N. 7th ST

(1) TELEPHONE 241-4400 NO. OF BLDGS ON PARCEL  
 BEFORE: ONE AFTER: ONE CONSTRUCTION

(2) APPLICANT ROBERT D JENKINS USE OF ALL EXISTING BLDGS BANK

(2) ADDRESS 1000 N 9th ST #35 DESCRIPTION OF WORK & INTENDED USE: BUILDING  
ADDITION; 2,780 SF, 1-STORY

(2) TELEPHONE 256-1980

✓ 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 see plan from Property Line (PL) or \_\_\_\_\_  
 from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Parking Req'mt 37

Special Conditions: see approved site plan

Maximum Height 40

Maximum coverage of lot by structures \_\_\_\_\_

Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ Annx # \_\_\_\_\_

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 9/3/97

Department Approval Kathleen M. Porter Date 10/17/97

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

Utility Accounting Continued Date 10-17-97

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)