

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>107807</u>
FILE # <u>      </u>

### 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 200 Grand Ave TAX SCHEDULE NO. 2945-142-38018

SUBDIVISION City of Grand Jct SQ. FT. OF PROPOSED BLDG(S)/ADDITION       

FILING        BLK 76 LOT 29-32 W17' of 28 SQ. FT. OF EXISTING BLDG(S)       

(1) OWNER Bank of Colo West Slope NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 200 Grand Ave

(1) TELEPHONE 245 1600 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Pinyan Construction USE OF ALL EXISTING BLDGS Administrative

(2) ADDRESS 1531 Pinyan Ave DESCRIPTION OF WORK & INTENDED USE:       

(2) TELEPHONE 241-9136 Interior Remodel -

✓ 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        from Property Line (PL) or        from center of ROW, whichever is greater Parking Req'mt       

Side        from PL Rear        from PL Special Conditions:       

Maximum Height       

Maximum coverage of lot by structures        Census Tract 3 Traffic Zone 35 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 Steve Trueman Date 11-5-97

Department Approval Scott J. Costello Date 11-5-97

Additional water and/or sewer tap fee(s) are required: YES        NO  W/O No. TR-82824

Utility Accounting Richardson Date 11-5-97

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)