

FEE \$ 5.00  
TCP \$ -0-

BLDG PERMIT NO. 59214

10060840013

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 359 MAIN ST TAX SCHEDULE NO. 2945-143-22-023  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER NORWEST BANK NO. OF DWELLING UNITS  
 BEFORE: 7 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 359 MAIN ST  
 (1) TELEPHONE 448-243-1611 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT KEYSTONE Custom Bldgs USE OF EXISTING BLDGS BANK  
 (2) ADDRESS P.O. Box 1807 GJ. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 243-9428 INTERIOR Remodel - No chg in Emp

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE B-3 Maximum coverage of lot by structures \_\_\_\_\_  
 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 Interior remodel -  
no change in use  
 Maximum Height \_\_\_\_\_ CENS.T. 3 T.ZONE 42 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature [Signature] Date 2-21-97  
 Department Approval [Signature] Date 2-21-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No Chg in Use / # of Emp  
 Utility Accounting [Signature] Date 2/21/97

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)