

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

BLDG PERMIT NO. <u>63261</u>
FILE # <u>SPR-1992-194</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 2903 PATTERSON Rd. TAX SCHEDULE NO. 2943-082-33-004

SUBDIVISION SPRAWL COTTAGEWOOD CENTRE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1942

FILING _____ BLK _____ LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER BANK OF COLORADO NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 200 CROWN AVE. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-1600 USE OF ALL EXISTING BLDGS N/A

(2) APPLICANT GREG MOTT DESCRIPTION OF WORK & INTENDED USE: New
Bank Drive thru Facility

(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 *

ZONE PB 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: See approved plan

Maximum Height _____

Maximum coverage of lot by structures _____ Genus Tract 11 Traffic Zone 51 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 Greg H. Mott - King Date 11-7-97

Department Approval Kathleen M. Parker Date 12/11/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O NO. 10702

Utility Accounting C. Sandwick Date 12-12-97

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)