

Planning \$ <u>Paid w/SPR</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>106765</u>
FILE # <u>SPR-1998-141</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 2424 F ROAD TAX SCHEDULE NO. 2945-043-13-001
SUBDIVISION Home Depot USA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,500^{sq} plus DRIVE thru
FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER ALPINE BANK NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION
(1) ADDRESS 225 N. 5TH, G.J. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION
(2) APPLICANT SUN KING GREG MOZ USE OF ALL EXISTING BLDGS BANKING
(2) ADDRESS P.O. Box 3299, G.J. DESCRIPTION OF WORK & INTENDED USE: New
(2) TELEPHONE 245-9173 BANK Facility w/ Drive-thru's

✓ 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 HO Landscaping / Screening Required: YES X NO _____
SETBACKS: Front _____ from Property Line (PL) or _____
65ft from center of ROW, whichever is greater Parking Req't As per plan
Side 15ft from PL Rear 15ft from PL Special Conditions: NONE
Maximum Height 65ft
Maximum coverage of lot by structures 35% Census Tract 9 Traffic Zone 9 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 Moz Date 9-11-98
Department Approval [Signature] Date 9-11-98
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 11588
Utility Accounting [Signature] Date 9-11-98

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)