

pd. check # 017472 Chamberlin

(EX)

Planning \$ <u>100.00</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>72339</u>
FILE # <u>NA</u>

229-1443

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 131 NORTH 6th STREET

SUBDIVISION City

FILING _____ BLK _____ LOT 13-16
INCLUDING BLK 104

OWNER MESA NATIONAL BANK

ADDRESS 131 NORTH 6th

TELEPHONE (970) 242-5211

APPLICANT J. DYER CONST. INC.

ADDRESS 603 POOD AVENUE

TELEPHONE (970) 245-8610

TAX SCHEDULE NO. 2945-143-17-007

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SQ. FT. OF EXISTING BLDG(S) UNKNOWN

NO. OF DWELLING UNITS: BEFORE N/A AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS BANK & OFFICES

DESCRIPTION OF WORK & INTENDED USE: EXTERIOR
REMODEL / SITE WORK ALTERATIONS
(facade only)

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

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: Per Plan

SPECIAL CONDITIONS: _____

CENSUS TRACT 1 TRAFFIC ZONE 42 ANNEX _____

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 Grand Junction 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 Jon K. Dyer

Department Approval Kristen K. Anderson

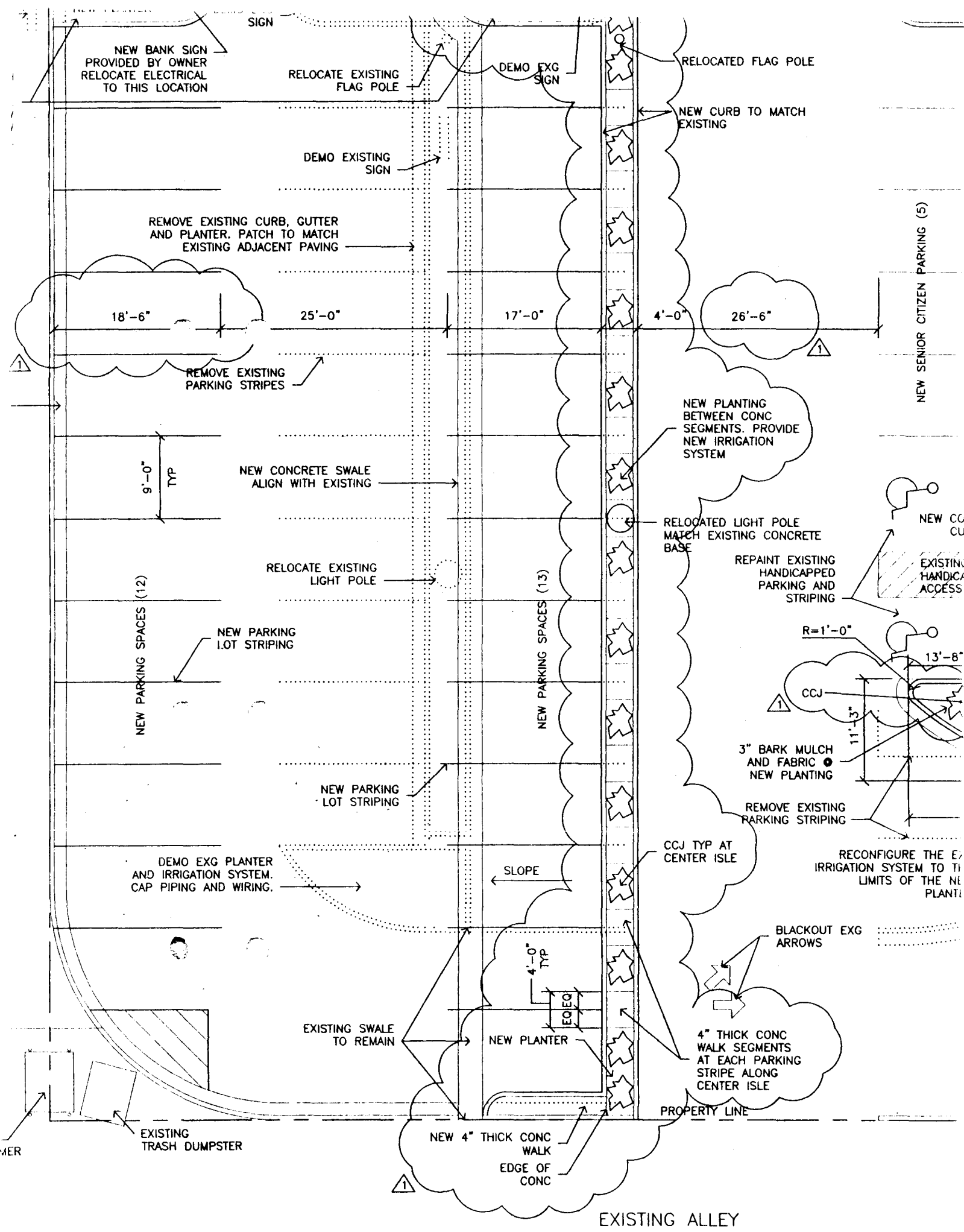
Date 10/21/99

Date 10/21/99 pd. 017472

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>10/21/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



1
C1.1

SITE PLAN

1"=10'-0"

..... DOTTED LINE INDICATES EXISTING TO BE REMOVED.

- NOTES:
1. NEW IMPROVEMENTS IN RIGHT OF WAY TO BE CONSTRUCTED PER CITY OF GRAND JUNCTION STANDARD DETAILS.
 2. THE EXTERIOR VERTICAL SURFACES OF THE BUILDING WERE SURVEYED TO DETERMINE WHICH POINT STUCK OUT THE MOST IN RELATION TO THE REFERENCE LINE. THE LINE OF THE METAL PANEL SYSTEMS, COLUMN COVERS, ETC. WAS DETERMINED TO BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE LINE OF THE

(R2)

ROOD AVENUE

BE
NEW
D BY

POINTS CHISELED ON
SIDEWALK DETERMINE
REFERENCE GRIDS LOCATION

EXISTING SIDEWALK

REMOVE EXISTING
CONCRETE SLAB
ON GRADE

TER

EXISTING BANK BUILDING

DEMO EXG DOOR, SIDELIGHT
AND TRANSOM, SEE: 3/A5.4.
SAVE EXG CLOSER AND MAGNETIC
LOCKING DEVICE FOR REUSE
ON NEW DOOR. MATCH WALLS
FLOOR AND CLG.

RELOCATE EXIST
LIGHT TO MATCH
LOCATION OVER
ENTRY DOOR

DEMO E
LIGHT A
NEW DC
LOCATIO

EXISTING ELECTRICAL
OUTLET TO
REMAIN

NEW ENTRY DOOR.
LOCATE OVER EXISTING
FOUNDATION WALL.

RELOCATE EXISTING
SECURITY PANEL
MATCH EXISTING
MOUNTING HEIGHT

CUT AND CAP
EXG CONDUIT

EXG EJ

EXISTING PLANTER

PORTION OF EXISTING
PLANTER TO REMAIN

3" BARK
MULCH &
FABRIC

PAINT EXG (3)
COLUMNS

NEW METAL
COLUMN
COVER

EXG CURB AND
GUTTER

EXG TREE
TO REMAIN

DEMO
BUSH

NEW EXG

PAINT EXG
METER

PAINT EXG BENCHES
AND LANDSCAPE WALLS
VERIFY COLOR W/ ARCHITECT

$R=35'-0"$

$R=30'-8"$

$\pm 26'-11"$

PAINT EXG OVERHEAD
PNEUMATIC EQUIPMENT

ROCK
REMAIN

REMOVE PORTION OF
EXISTING PLANTER AS
SHOWN. PROVIDE NEW
PAVING TO MATCH
EXISTING IN THICKNESS
AND MATERIALS

EXISTING
DRIVE-THROUGH
LANES

NEW CURB AND FLATWORK
TO MATCH EXISTING

REMOVE PORTION OF EXISTING
CURVED CURB AND GUTTER. PATCH
PAVING TO MATCH ADJACENT

REPAINT ALL EXG
DRIVE THRU STRIPING

DEMO EXG
LIGHT FIX ES

REMOVE EXG SIGN FROM
EXG COLUMN. REMOUNT SIGN
ON NEW POST IN ISLAND.
SEE: 2/C1.1

NEW METAL COLUMN
COVER (TYP OF 4)

OWNER WILL MOVE
EXISTING PNEUMATIC
TUBE TO ALLOW FOR
NEW COLUMN COVER

(R7)

REMOVE 25'-0" OF EXISTING
CONCRETE CURB
PATCH PAVING

EXISTING CURB

(R8)

9'-0"

7'-9"
4'-11"

REMOVE PORTION OF EXISTING
CURED CURB AND GUTTER. PATCH
TO MATCH ADJACENT

EXISTING PLANTER AS
SHOWN. PROVIDE NEW
PAVING TO MATCH
EXISTING IN THICKNESS
AND MATERIALS

REMOVE EXG SIGN FROM
EXG COLUMN. REMOUNT SIGN
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REPAINT ALL EXG
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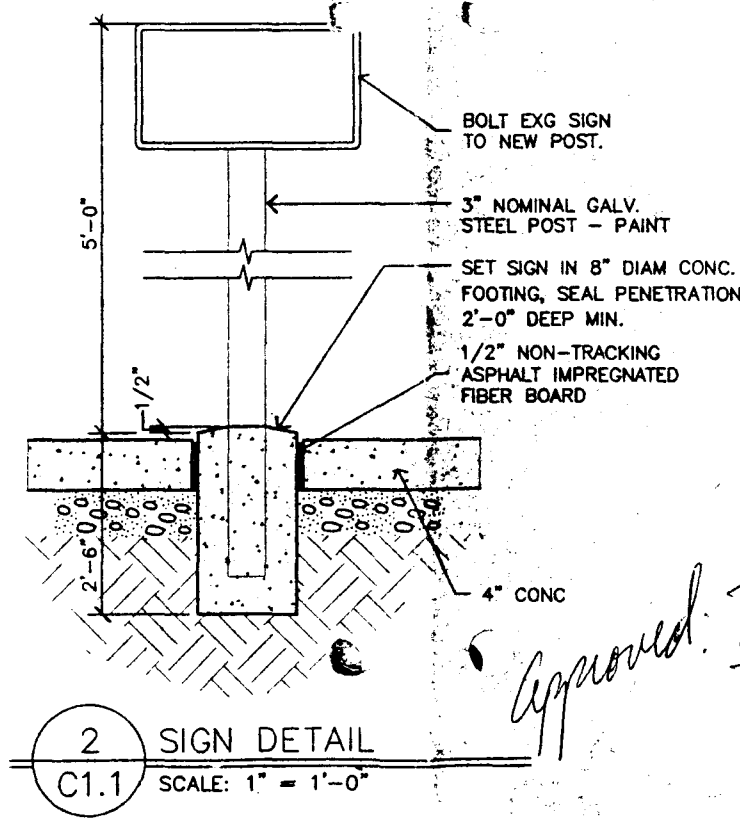
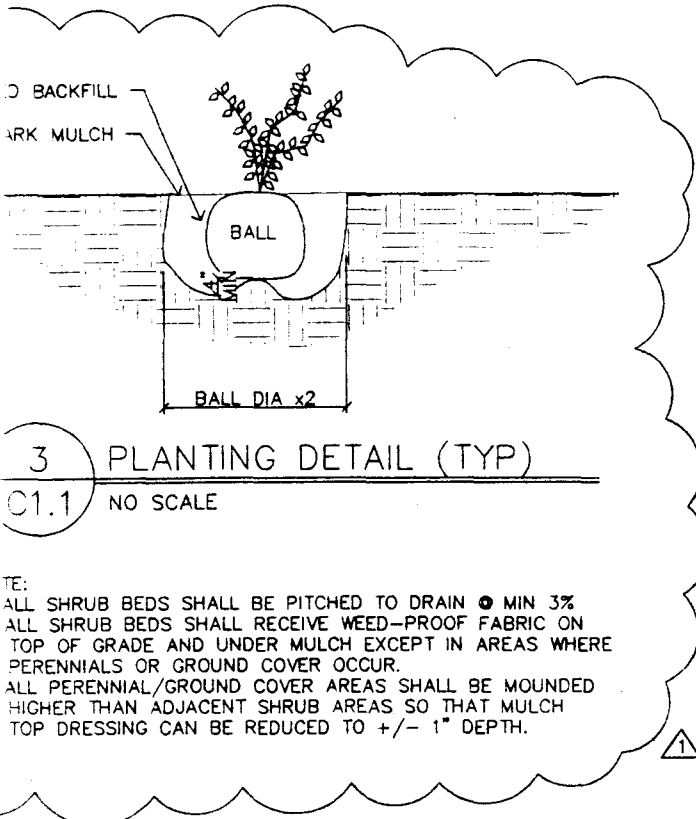
DEMO EXG
LIGHT FIXES

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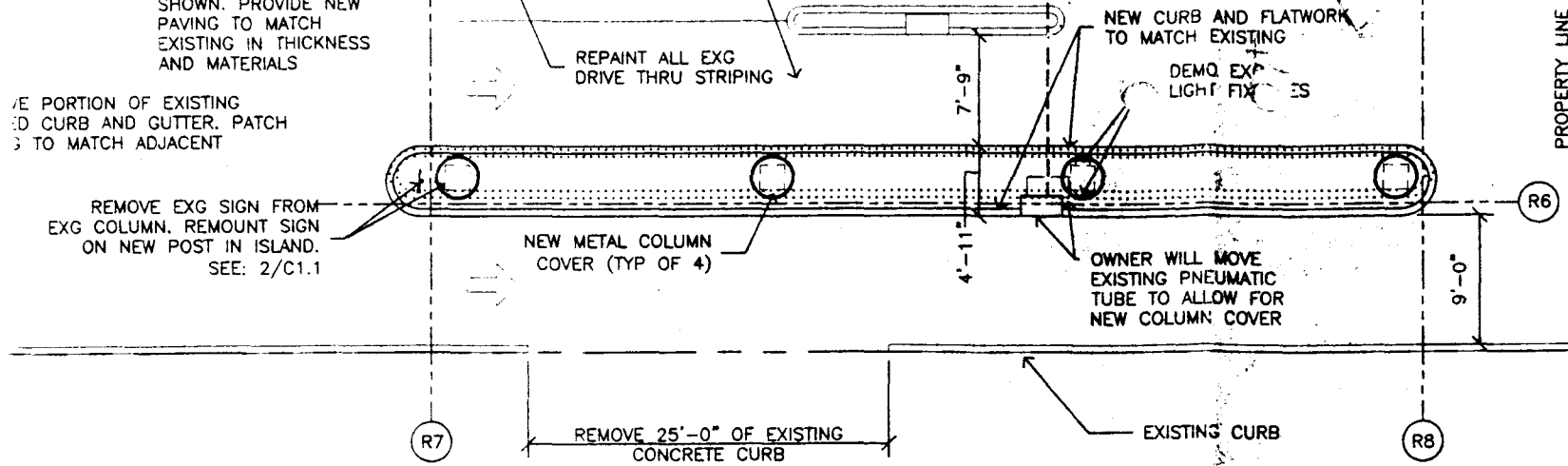
REMOVE 25'-0" OF EXISTING
CONCRETE CURB
PATCH PAVING

EXISTING CURB



Approved: *Trish Davis*
DEVEL ENGR 10-20-99

Kristen K. Adamek 10/21/99



CD COPY

MESA NATIONAL BLDG
Grand Junction

PROJECT NUMBER 170

Revision: 08/18/99

REV: 10/20/99

Sheet No. C1.1