

Planning \$ <u>5⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

EX

BLDG PERMIT NO. <u>72566</u>
FILE #

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 <u>131 North 6th, 3rd floor</u>	TAX SCHEDULE NO. <u>2945-143-17-007</u>
SUBDIVISION <u>City of Grand Junction</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>0</u>
FILING _____ BLK <u>104</u> LOT <u>13-16</u>	SQ. FT OF EXISTING BLDG(S) <u>26,230</u>
OWNER <u>Mesa National Bank</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>131 North 6th</u>	CONSTRUCTION
TELEPHONE _____	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>The Hassler Law Firm PC</u>	CONSTRUCTION
ADDRESS <u>225 North Fifth #505</u>	USE OF ALL EXISTING BLDGS _____
TELEPHONE <u>243 2952</u>	DESCRIPTION OF WORK & INTENDED USE: <u>App 2ea</u>
✓ <i>Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</i>	

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>B3</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>interior only</u>
MAXIMUM HEIGHT _____	CENSUS TRACT <u>1</u> TRAFFIC ZONE <u>42</u> ANNEX _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	

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 <u>[Signature]</u>	Date <u>10/22/99</u>
Department Approval <u>[Signature]</u>	Date <u>10-22-99</u>

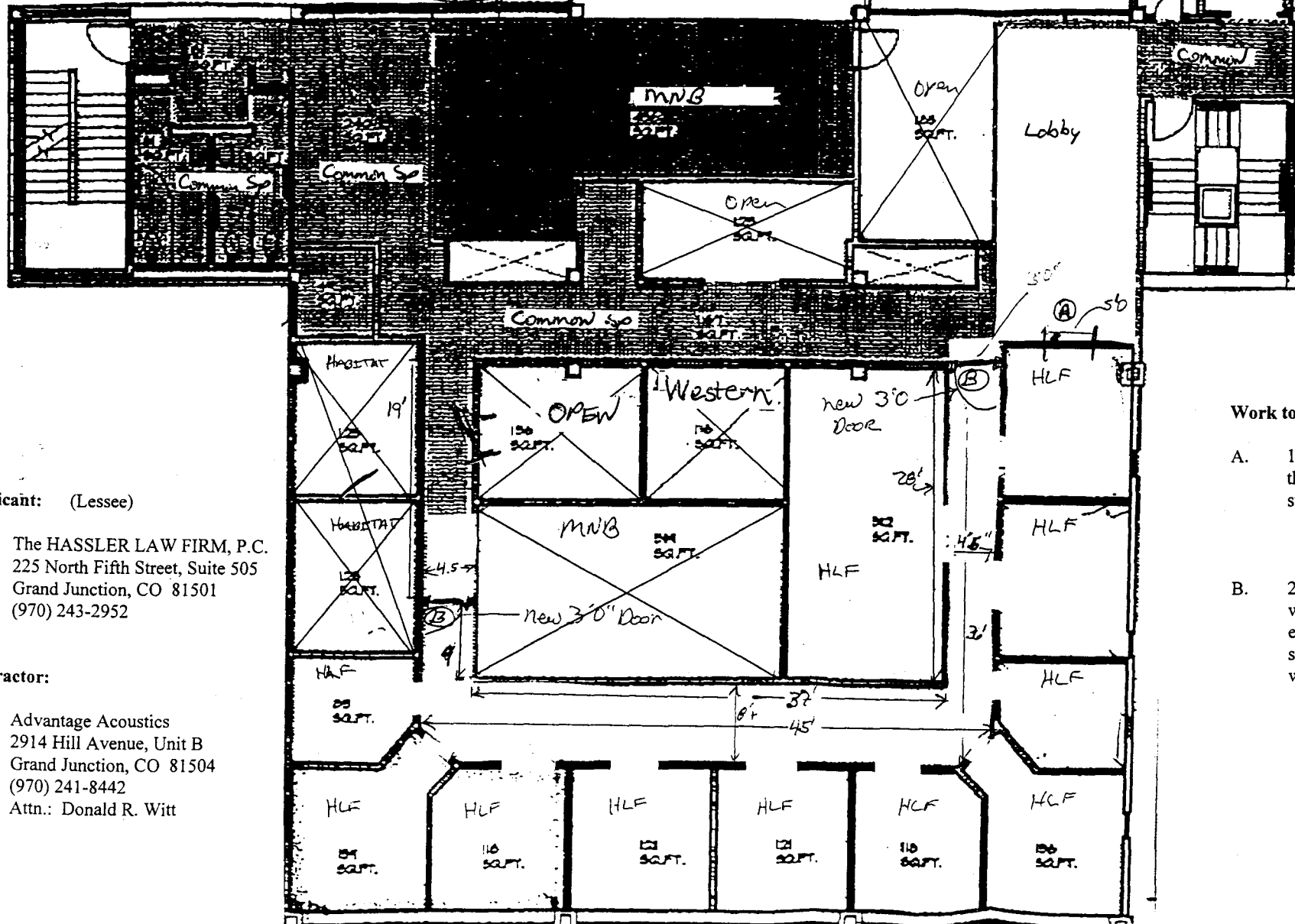
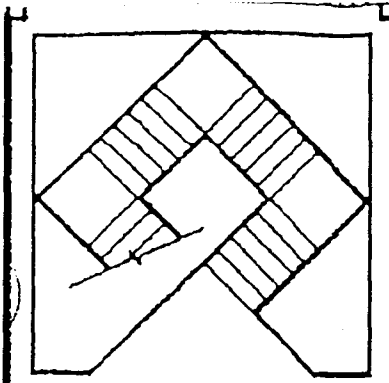
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	Existing acct W/O No. <u># 2329-1443</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/22/99</u>		

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)

**THIRD FLOOR
MESA NATIONAL BANK BUILDING
131 NORTH SIXTH STREET
GRAND JUNCTION, CO 81501**

Lots 13-16, Block 105, City of Grand Junction,
Mesa County, Colorado
TIN 2945-143-17-007



Key to Space Occupant:

HLF	Hassler Law Firm
MNB	Mesa National Bank
Habitat	Habitat for Humanity
Western	Western Colorado Investigative Services
Open	Unoccupied

Applicant: (Lessee)

The HASSLER LAW FIRM, P.C.
225 North Fifth Street, Suite 505
Grand Junction, CO 81501
(970) 243-2952

Contractor:

Advantage Acoustics
2914 Hill Avenue, Unit B
Grand Junction, CO 81504
(970) 241-8442
Attn.: Donald R. Witt

*131 N. 6th St.
interior*

Work to be Completed:

- A. 1 ea. 5'0" x 3'0" service window opening to be made through existing steel stud/drywall wall using standard steel stud construction techniques
---Sliding glass window to be installed
- B. 2 ea 3-0 maple slab doors to be installed, with hardware and locks. Jambs and wall extensions to be constructed using standard steel stud construction techniques, with drywall.

Ronnie 10/22/99