

Planning \$ 10.00	Drainage \$ 0
TCP \$ 15,287.50	School Impact \$ 0

BLDG PERMIT NO. 75314
FILE # FPP-2000-021

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 2251 BROADWAY

TAX SCHEDULE NO. 2945-181-00-043

SUBDIVISION MEADOWLARK GARDENS

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,500

FILING -- BLK -- LOT 5

SQ. FT OF EXISTING BLDG(S) N/A

OWNER BANK OF GRAND JUNCTION

NO. OF DWELLING UNITS: BEFORE -- AFTER --
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
CONSTRUCTION

ADDRESS 2415 PATTERSON ROAD

TELEPHONE (970) 241-9000

USE OF ALL EXISTING BLDGS N/A

APPLICANT ATTN: ROBERT JOHNSON

DESCRIPTION OF WORK & INTENDED USE: NEW

ADDRESS 2415 PATTERSON ROAD

CONSTRUCTION OF A WALK-IN BANK WITH

TELEPHONE (970) 241-9000

A DRIVE-UP FACILITY AND Phase I improve-

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. ments.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PB

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 81 from Property Line (PL) or
from center of ROW, whichever is greater

PARKING REQUIREMENT: 9 spaces

SIDE: 0 from PL REAR: 0 from PL

SPECIAL CONDITIONS: 1. Pre-construction meeting (see attached letter) 2. Phase I improvements must be completed prior to GO for bank. 3. Evidence from Sec. of State on HOA application. 4. All signage requires separate permit. (See attached letter)

MAXIMUM HEIGHT 36'

MAXIMUM COVERAGE OF Lot 5 BY STRUCTURES 2500#

CENSUS TRACT 140 TRAFFIC ZONE 63 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 Robert Johnson
The Bank of Grand Junction Pro.

Date 5/19/00

Department Approval [Signature]

Date 5/19/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13115</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/22/00</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)