

Planning \$ <u>Ø</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>83100</u>
FILE #

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

JK

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 499 28 1/4 Road
SUBDIVISION TB
FILING _____ BLK _____ LOT _____
OWNER Vectra Bank
ADDRESS 499 28 1/4 Road
TELEPHONE 243-9003
APPLICANT Taylor Fence Co.
ADDRESS 832 21 1/2 Road
TELEPHONE 241-1473

TAX SCHEDULE NO. 2943-182-00-007
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ N/A
ESTIMATED REMODELING COST \$ N/A
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION
USE OF ALL EXISTING BLDGS Bank
DESCRIPTION OF WORK & INTENDED USE:
6' PVC Fence - Picket Style
Outside Heights Range from 8' pt to
9' pt tall on West prop line

✓ 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 C-1 0' side setback SPECIAL CONDITIONS: okay as per Sect.
PARKING REQUIREMENT: N/A 4.9.2 City code
LANDSCAPING/SCREENING REQUIRED: YES _____ NO CENSUS TRACT _____ TRAFFIC ZONE _____ 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.

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 that 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 *[Signature]* Date 2-1-02
Department Approval *[Signature]* Date 2-1-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u><i>[Signature]</i></u>		Date <u>2/1/02</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)

North Ave

8' ft tall on the line
improvement line

ex
Land coping
Flush

6' Tall
Fence
126
Total

67'
12" Inside
9' ft tall on outside line
for property line

Cement CURVE
110'
Landscape Flush
6' tall fence outside
Alley

Parking Lot
5' Tall Fence inside

Vectra BANK
499 28 1/4 Rd
2/1/02
C. Taylor
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

28 1/4 Rd

N