

Planning \$ <u>N/A</u>	inage \$
TCP \$ <u>38,501 per RD</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SS-2005-183</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

621 Rae Lynn St.

BUILDING ADDRESS ~~2394 Patterson Road~~ TAX SCHEDULE NO. 294S-054-005-007

SUBDIVISION Vectra Subdivision SQ. FT. OF EXISTING BLDG(S) 10,300 SF

FILING 1 BLK 1 LOT 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER Vectra Bank Colorado, NA MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

ADDRESS 300 S. Federal Blvd NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

CITY/STATE/ZIP Denver, CO 80219 USE OF ALL EXISTING BLDG(S) Vacant
Formally an animal shelter

APPLICANT Jim Langford-Thompson-Langford DESCRIPTION OF WORK & INTENDED USE:
Banking facility
less than 20 employees.

ADDRESS 529 25^{1/2} Road, Ste B210

CITY/STATE/ZIP Grand Junction, CO 81505

TELEPHONE (970) 243-6067

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 <u>C-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ PARKING REQUIREMENT: <u>44 per plan</u> SPECIAL CONDITIONS: <u>All site improvements must be installed prior to issuance of the Cert. of Occupancy unless a DIA is posted.</u>
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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 Green Breslin - Owner's Rep. Date 9/12/05

Department Approval Jim Cox, AICP Senior Planner Date 11-22-05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>18599</u>
Utility Accounting <u>Jim Cox</u>	Date <u>11-22-05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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