

Planning \$ <u>400 5</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

21.5 Equ's

3690-2299

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 200 GRAND AVE.

TAX SCHEDULE NO. 2945-142-38-018

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER BANK OF COLORADO

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 200 GRAND AVE

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

CITY/STATE/ZIP GJ Co.

APPLICANT PNCI CONSTRUCTION INC.

Less than 20 employees
 USE OF ALL EXISTING BLDG(S) OFFICE
Dept of Energy — NO Kitchen, NO New Bathroom
 DESCRIPTION OF WORK & INTENDED USE: REMODEL

ADDRESS 553 25 1/2 Rd.

CITY/STATE/ZIP GJ G 81505

5TH FLOOR OFFICES

TELEPHONE 242-3548

\$190,000 Total (4,210,440)

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-1

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: _____

MAX. HEIGHT _____

MAX. 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 Frank P. V. Jantini Date SEPT. 25, 2007

Department Approval Paul Humbert Date 9/25/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No <u>NO WTR/SWR change</u>
Utility Accounting <u>✓</u>			Date <u>9/25/07</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)