

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 925 N 7th St.

SQ FT OF BLDG: 1440

SUBDIVISION: Town of Grand Jct

SQ FT OF LOT: 23,696

FILING # _____ BLK # 17 LOT # 11-15

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-141-12-005

PROPERTY OWNER: Grand Valley Nat Bank

USE OF ALL EXISTING BUILDINGS:

ADDRESS: P.O. Box 4090, Grand Jct

PHONE: 434-4182

DESCRIPTION OF WORK AND INTENDED USE:

Major Remodel of existing mod 1 1/2 Bldg. & hookup of necessary utilities

FOR OFFICE USE ONLY

ZONE: B3

FLOOD PLAIN: YES NO

SETBACKS: F 45' S 10' R 10'

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 77' (7th St.) 55' (Belford)

CENSUS TRACT NUMBER: 3

MAXIMUM HEIGHT: 105'

SPECIAL CONDITIONS: ① Drive-up window will not be constructed until all concerns with ingress/egress (i.e. alleyway access and curb cut

PARKING SPACES REQUIRED: 5

LANDSCAPING/SCREENING: per approved

plan (looks good) [off of 7th St.] resolved through the planning process ② Curb cut permit, to be obtained from City Engineering Dept. ③ Parking area to be paved & striped

① Parking stalls to be delineated by curb blocks ④ ~~Parking stalls to be delineated~~ ⑤ Handicapped ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT. parking to be provided for ~~41~~ and designated THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code). ⑦ Bike rack to be installed ~~in the area~~ and landscaping to be established ⑧ 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 SHALL BE REQUIRED. ~~replaced by bike racks~~ ⑨ The area not covered by on-site improvements for temporary structure must be kept weed-free & properly maintained with respect to dust pollution. ⑩ Screening will be addressed at the time a permanent structure is approved. ⑪ Sidewalk (Belford st.) improvements will be addressed and a determination as to extent made at time of permanent structure approval. ⑫ Time frame 18 months - if extension requested - then will re-review DATE APPROVED: August 15 1983 situation. ⑬ Access utilization of the alleyway to be determined with permanent structure. ⑭ See letter from Beck, Shrum, & Associates dated August 16, 1983

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

APPROVED BY: Jan C. Stephens

[Signature]
DATE APPROVED: August 15 1983
SITUATION: ⑬ Access utilization of the alleyway to be determined with permanent structure. ⑭ See letter from Beck, Shrum, & Associates dated August 16, 1983

D. Released 3-20-85 M.E.S.

BSA



BECK, SHRUM & ASSOCIATES, INC.

• ENGINEERS • PLANNERS •

Pufferbelly East
215 Pitkin, Suite 203
Grand Junction, Colorado 81501
(303) 243-1227

Thomas P. Beck, P.E.
Daryl K. Shrum, A.P.A.

August 16, 1983
BSA-226/A15.01

City Planning Department
City of Grand Junction
559 White Avenue
Grand Junction, CO81501

Subject: Building Permit for the Temporary Banking Facility
at 925 North Seventh Street

Gentlemen:

Concerning the building permit for the above referenced project, please be advised that the undersigned do hereby agree to the following:

1. At this point in time, we would like permission to install the utilities and construct entrance stairs, skirt the structure and remodel the interior counter. We guarantee that these improvements will be completed to all City codes and regulations. These improvements will be completed on or before November 1, 1983.

2. As shown on the Site Plan, we also propose to construct a new concrete approach, asphalted parking area and install landscaping. However, we would like to obtain the input from the Planning Commission and City Council concerning the rezone, alley vacation and the temporary site plan prior to guaranteeing the improvements. In other words, our temporary site plan may be modified based on the results of the public hearings. The location of the utilities and the temporary building will not be modified.

→ parking area
drive-up
window
landscaping

3. We will provide a handicap space, bike rack and bumper block curbs, as requested.

4. We will not seek a Certificate of Occupancy until all the improvements required are approved by your office. A site plan detailing Items 2 and 3 will be forwarded to your office after the public hearing processes are completed.

5. The drive-up facility improvements will not be constructed at this time. The requests for these improvements are currently being processed and construction will occur only when proper approval is received.

6. The temporary facility will only be in operation for 18 to 24 months from the date the Certificate of Occupancy is issued. The temporary building and any approved permanent structure will not be simultaneously occupied except on a temporary basis while moving into the permanent building.

7. The remaining unimproved portion of the lot will be kept weed-free and properly graded.

9. All site improvements will comply in full with the existing B-3 Zoning Requirements.

GRAND VALLEY NATIONAL BANK

Roy L. Anderson

Roy L. Anderson

STATE OF COLORADO)
)ss
COUNTY OF M E S A)

The foregoing instrument was acknowledged before me this 16th
day of August, 1983.

My commission expires:
Sept. 7, 1984

E. Hugheth Poplitz

Notary Public
POB 402, G. Jct., CO81502
Address



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

August 15, 1983

Steve Myers
Beck, Shrum & Associates
2721 North 12th Street
Grand Junction, CO 81501

RE: Application for the Planning Clearance for a Building Permit
925 N. 7th St. - Grand Valley National Bank - Temporary Structure -
Letter of Confirmation

Dear Steve:

Per our discussion of this morning, Monday, August 15, 1983, the following concerns were addressed and resolved:

1. The drive-up window will not be constructed until all concerns with the ingress/egress have been resolved through the Planning process. This references specifically the proposed alleyway access and the curb ~~cut~~ cut off of 7th Street.
2. The curb cut permit required for the access off Belford Street must be obtained from the City Engineering Department.
3. The parking area is to be paved and striped.
4. Parking stalls are to be delineated by curb blocks.
5. Parking stalls #6 & 12 as shown on the plan are to be deleted.
6. Handicapped parking is to be provided for by widening either parking stalls #5 or 11 and designating as such.
7. A bike rack is to be installed in stall area #6 or 12 and landscaping to be extended into the other area not occupied by the bike rack.
8. The area not covered by the on-site improvements approved for the temporary structure must be kept weed-free and properly maintained with respect to dust pollution.
9. Screening will be addressed at the time a permanent structure is approved.
10. Sidewalk (Belford St.) improvements will be addressed and a determination as to extent made at the time of permanent structure approval.

Letter to Steve Myers
August 15, 1983
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11. The approved time frame is 18 months. If an extension is requested, then the situation will be re-reviewed.
12. Utilization of access off the alleyway will be determined with the permanent structure.

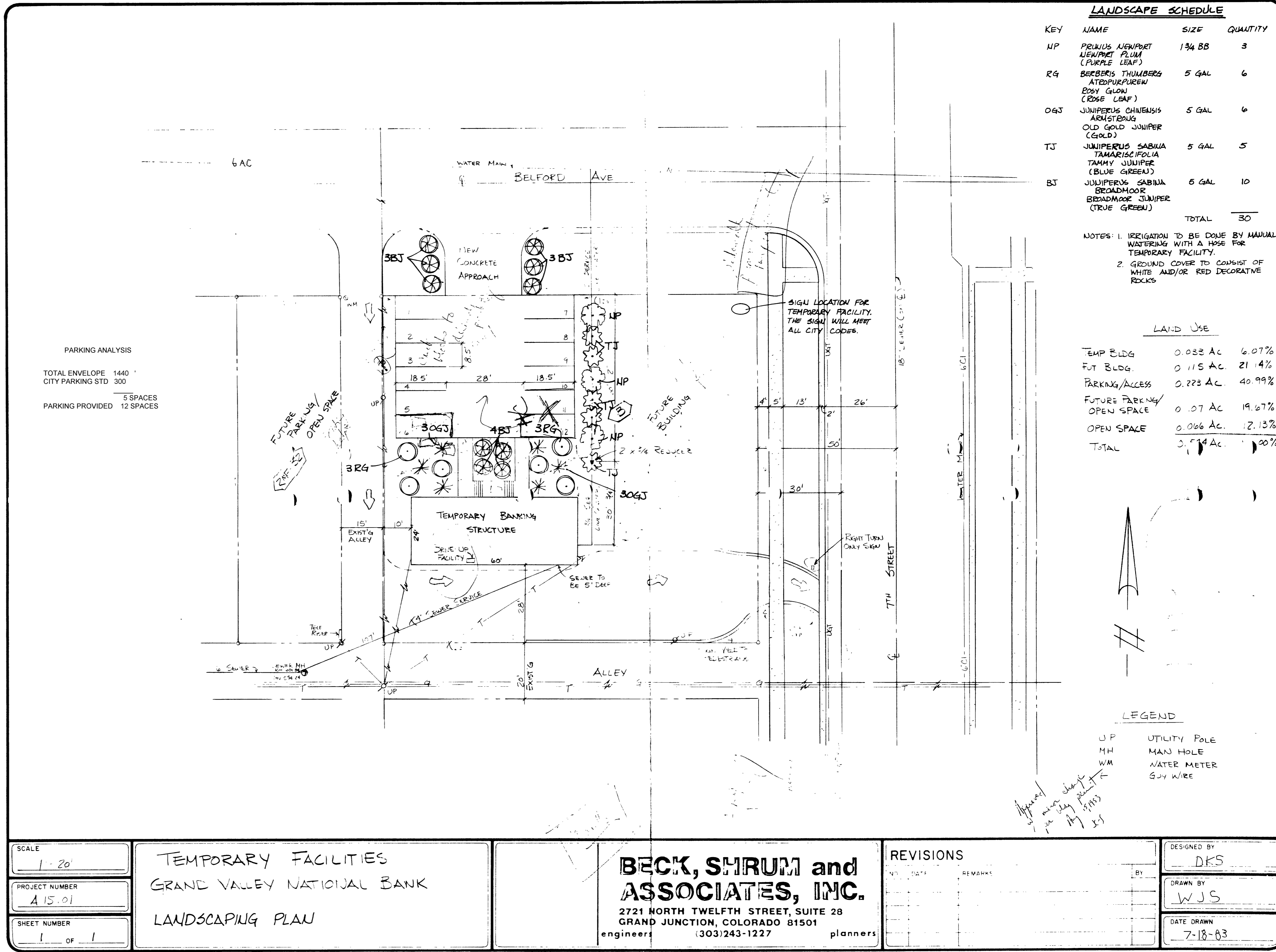
It is with these stipulations that the Planning Clearance for a Building Permit - Temporary Structure is approved.

Sincerely,

Janet C.-Stephens
City Planner

JC.-S/sw

xc: File #40-83
File



PARKING ANALYSIS
 TOTAL ENVELOPE 1440
 CITY PARKING STD 300
 5 SPACES
 12 SPACES

LANDSCAPE SCHEDULE

KEY	NAME	SIZE	QUANTITY
HP	PERNIX HYDRANT (PURPLE PLUM)	1 3/4 BB	3
R4	ESSEX THUMBERS ATLANTIC PINE ECHO GLAD (DWARF LEAF)	5 GAL	6
OGJ	JUNIPERUS CHATENAS ARCTICUS OLD GOLD JUNIPER (GOLD)	5 GAL	6
TJ	JUNIPERUS SABINA TAMARISCUS TAMMY JUNIPER (BLUE GREEN)	5 GAL	5
BJ	JUNIPERUS SABINA BROADMOOR BROADMOOR JUNIPER (TRUE GREEN)	5 GAL	10
TOTAL			30

NOTES: 1. IRRIGATION TO BE DONE BY MANUAL WATERING WITH A HOSE FOR TEMPORARY FACILITY.
 2. GROUND COVER TO CONSIST OF WHITE AND/OR RED DECORATIVE ROCKS

LAND USE

TEMP BLDG	0.032 AC	6.07%
FUT BLDG	0.115 AC	21.14%
PARKING/ACCESS	0.723 AC	40.99%
FUTURE PARKING	0.07 AC	19.67%
OPEN SPACE	0.026 AC	2.13%
TOTAL	0.969 AC	20%

LEGEND

UP	UTILITY POLE
MH	MAN HOLE
WM	WATER METER
SJW	SPRINKLER WIRE

SCALE
 1" = 20'
 PROJECT NUMBER
 A 15.01
 SHEET NUMBER
 1 OF 1

TEMPORARY FACILITIES
 GRAND VALLEY NATIONAL BANK
 LANDSCAPING PLAN

BECK, SHRUM and ASSOCIATES, INC.
 2721 NORTH TWELFTH STREET, SUITE 28
 GRAND JUNCTION, COLORADO 81501
 engineers (303)243-1227 planners

NO.	DATE	REVISIONS	BY

DESIGNED BY: DKS
 DRAWN BY: WJS
 DATE DRAWN: 7-18-83