

DATE SUBMITTED 9/2/93

BUILDING PERMIT NO. 46154

FEE \$ 10.00

### PLANNING CLEARANCE

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

BLDG ADDRESS 504 Court Rd.  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
TAX SCHEDULE NO. 2943-073-00-180  
OWNER 1st Bell Fed Credit Union  
ADDRESS 504 Court Road  
TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITION Copy  
SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
NO. OF FAMILY UNITS \_\_\_\_\_  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1  
USE OF EXISTING BLDGS Credit Union  
DESCRIPTION OF WORK AND INTENDED USE:  
add Drive up overhang

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

ZONE C-1  
SETBACKS: Front ~~25~~ from property line or 25 from center of ROW, whichever is greater  
Side 10' from property line  
Rear 0 from property line  
Maximum Height 40  
Maximum coverage of lot by structures \_\_\_\_\_  
Landscaping/Screening Req'd existing

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 6 TRAFFIC ZONE 30  
Parking Req'mt existing  
File Number \_\_\_\_\_  
Special Conditions: Cover over existing drive-up facility - no change in use

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

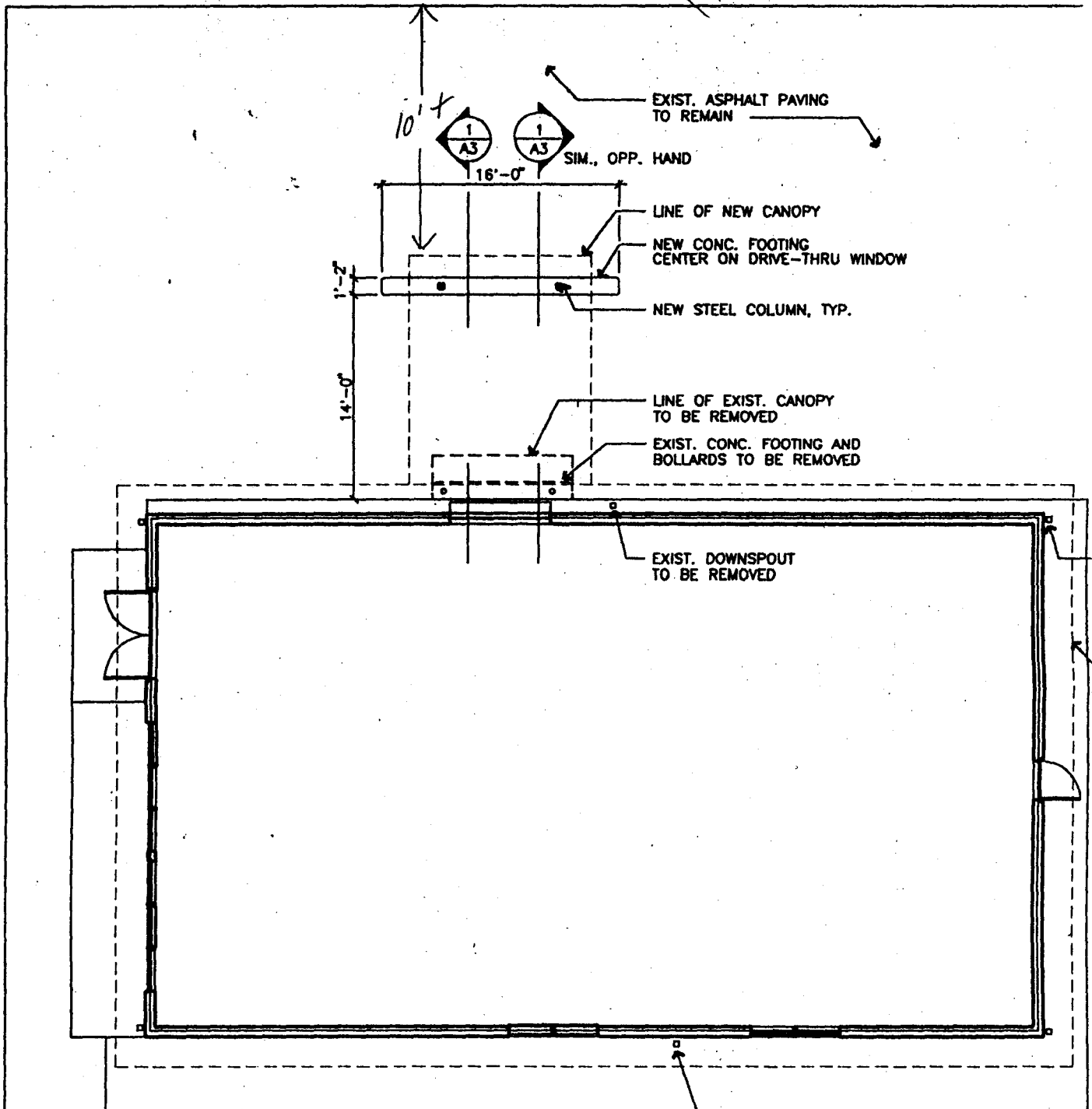
Department Approval Kathy Porter  
Date Approved 9/2/93

Applicant Signature Delbert McCune  
Date 9/2/93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

house



ACCEPTED *KP 9/2/93*  
 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.

EXIST. DOWNSPOUT TO BE REMOVED

EXIST. CONC. WALK TO REMAIN, TYP.

COURT ROAD

1  
A1



**SITE PLAN**  
1/8" = 1'-0"

### GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMISSION OF BIDS TO REVIEW EXISTING CONDITIONS.

