

Planning \$ Pd W/SR	Drainage \$ NA
TCP \$ Credit	School Impact \$ NA

BLDG PERMIT NO. 65911
FILE # SPR-1998-063

PLANNING CLEARANCE

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

Grand Junction Community Development Department

063 98
 RECEIVED
 COMMUNITY DEVELOPMENT DEPARTMENT
 GRAND JUNCTION, CO

2440 F Rd

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~2440 F Rd~~ & F Road

TAX SCHEDULE NO. 2945-043-06-003

SUBDIVISION Cimarron Minor Sub

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5,743 ft²

FILING _____ BLK _____ LOT 3

SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Wayne Fisher

NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2448 F Road

NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-0999

(2) APPLICANT Sooper Credit Union

USE OF ALL EXISTING BLDGS NA

(2) ADDRESS 650 S. Cherry St., Denver CO

DESCRIPTION OF WORK & INTENDED USE:

(2) TELEPHONE 242-0123

Construction of Sooper Credit Union - drive through

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 HO

Landscaping / Screening Required: YES NO

SETBACKS: Front _____ from Property Line (PL) or 65 from center of ROW, whichever is greater

Parking Req'mt Per Plan

Side 15 from PL Rear 15 from PL

Special Conditions: _____

Maximum Height 65

Maximum coverage of lot by structures _____ Census Tract _____ Traffic Zone _____ Annx # _____

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 G.J. 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 [Signature] Date 3-24-98

Department Approval [Signature] Date 6/2/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. # 11341

Utility Accounting [Signature] Date 6-2-98

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

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

