

Planning \$ <u>Pd w/ SPR</u>	Drainage \$ <u>479.00</u>
TCP \$ <u>2,125.00</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>77704</u>
FILE # <u>CUP-2000-162</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 504 Court Road
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2943-073-00-117#180
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1705~~ 2031
 SQ. FT. OF EXISTING BLDG(S) ~~2000~~ 2134

OWNER JUNCTION BELL FEDERAL CREDIT UNION
 ADDRESS 504 COURT ROAD, G.J., CO 81501
 TELEPHONE (970) 242-3100

NO. OF DWELLING UNITS: BEFORE ~~1~~ AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 1
 CONSTRUCTION
BANK & RESIDENCE

APPLICANT SAME AS ABOVE
 ADDRESS _____
 TELEPHONE _____

USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: DEMOLISH
OLD HOUSE (506 COURT AVE) AND CONSTRUCT
BANK EXPANSION

✓ *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 C-1
 SETBACKS: FRONT: 15' from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: 14
 SPECIAL CONDITIONS: SOLID Fence to be provided
on N. side - separate permit req.
 CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

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 [Signature]
 Department Approval [Signature]

Date 8-30-00
 Date Nov. 6, 2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>11-9-00</u>

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

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