

Planning \$ <u>Paid</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>78118</u>
FILE # <u>SPR-2000-165</u>

# 7991.20 for 24 1/2 Rd. improv. **PLANNING CLEARANCE**  
 2011-61340-80320 (site plan review, multi-family development, non-residential development)  
 30-F06433 **Grand Junction Community Development Department**

(Negative expense)

THIS SECTION TO BE COMPLETED BY APPLICANT

PREMISE # 9042

BUILDING ADDRESS 2448 F Road

SUBDIVISION Fisher

FILING BLK LOT 5

OWNER Wayne Fisher

ADDRESS 2438 F Road, Grand Junction, CO 81505

TELEPHONE (970) 242-0999

APPLICANT WestStar Bank

TAX SCHEDULE NO. 2945-043-01-011

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,300 s.f.

SQ. FT OF EXISTING BLDG(S) 4,210 s.f.

NO. OF DWELLING UNITS: BEFORE — AFTER —  
 CONSTRUCTION

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

USE OF ALL EXISTING BLDGS ~~Demolition~~

DESCRIPTION OF WORK & INTENDED USE: Raze

ADDRESS 1500 E. Oak Grove Rd, Montrose, CO 81402 Existing structure and construct a new  
 bank facility with Drive-through.

TELEPHONE (970) 252-4101

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

LESS THAN 20 EMPLOYEES = 1 EOU

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 w/ C.U.P.

SETBACKS: FRONT: See approved site plan from Property Line (PL) or  
 from center of ROW whichever is greater

SIDE: — from PL REAR: — from PL

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES  NO

PARKING REQUIREMENT: 11 req. + 1 H.C.

SPECIAL CONDITIONS: Ingress/Egress Easement to be finalized + recorded prior to Certificate of Occupancy

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 WEST STAR BANK REGIONAL PRESIDENT Date 8-24-03

Department Approval Donna J. Bigham Date Feb. 2, 01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>1.4 Existing Chg to 1.4</u>
Utility Accounting	<u>CM Cole</u>		Date <u>2/7/01</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)