

Planning \$ Pd	Drainage \$ 769.44
TCP \$ 24,455.00	School Impact \$ N/A

BUILDING PERMIT NO.
FILE # CUP-2002-122

# 25224.44 (site plan review, multi-family development, non-residential development)  
 Compl. approx 4/2004  
 3819-2380

**PLANNING CLEARANCE**

**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 760 ROOD AVENUE TAX SCHEDULE NO. 2945-144-08-008 THRU 011 PLUS EAST 1/2 OF 2945-144-08-012

SUBDIVISION RIO GRANDE SIMPLE (NEW) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6,000 (DEV)

CITY OF GRAND JUNCTION FILING BLK 93 LOT 20,21,22,23, 24,25,26 & E 1/2 27 SQ. FT OF EXISTING BLDG(S) -0-

OWNER RIO GRANDE FEDERAL CREDIT UNION NO. OF DWELLING UNITS: BEFORE -0- AFTER -0- CONSTRUCTION

ADDRESS 536 OURAY AVENUE NO. OF BLDGS ON PARCEL: BEFORE -0- AFTER -1- CONSTRUCTION

TELEPHONE 243-7330 USE OF ALL EXISTING BLDGS CREDIT UNION / OFFICES

APPLICANT STEVE WITSKEN, MGR. DESCRIPTION OF WORK & INTENDED USE: NEW FACILITY TO HOUSE ALL FUNCTIONS OF THE CREDIT UNION BUSINESS INCLUDING DRIVE-UP BANKING

ADDRESS 536 OURAY AVENUE

TELEPHONE 243-7330

*✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*  
Gary 242-0845 - single story -

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-2 LANDSCAPING/SCREENING REQUIRED: YES X NO     

SETBACKS: FRONT: 15' from Property Line (PL) or from center of ROW, whichever is/greater  
 SIDE: 10' from PL REAR: 10' from PL PARKING REQUIREMENT: 21 spaces (2 H/C)

MAXIMUM HEIGHT 65' SPECIAL CONDITIONS: per plans -

MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 4.0 CENSUS TRACT N/A TRAFFIC ZONE N/A 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] Date 4-27-02

Department Approval Ronnie Edwards Date 5/30/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>See Quote attached</u>
Utility Accounting <u>CM Marshall Cole</u>			Date <u>6/20/03</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)