

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>3,656.00</u>	School Impact \$ <u>n.a.</u>
Inspection \$ <u>450.00</u>	Utility Undergrad fee in lieu <u>\$ 5796.90</u>

Bldg Permit No.
File # <u>CWP-2008-234</u>

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 205 N. 4th St. TAX SCHEDULE NO. 2945-143-10-005+006+007
 SUBDIVISION Grand Junction SQ. FT. OF EXISTING BLDG(S) 39,999
 FILING _____ BLK 97 LOT 17-25 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 200
 OWNER Home Loan Bank Bldg. Corp. MULTI-FAMILY:
 ADDRESS 205 N. 4th Street NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP Grand Junction, CO 81505 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 APPLICANT Sun-King Management Corp. USE OF ALL EXISTING BLDG(S) Bank/offices
 ADDRESS 607 25th Rd., Suite 201 DESCRIPTION OF WORK & INTENDED USE: Parking
 CITY/STATE/ZIP Grand Junction, CO 81505 lot reconstruction; construct
 TELEPHONE 970-241-1111 Greg Motz drive thru facility
 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

NOV 06 2008

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>RB</u> <u>B2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>No change 84 spc</u>
SIDE: <u>0'</u> from PL REAR: <u>0'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>65' lot</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Greg A. Motz Date 7-14-08
 Planning Approval Judith A. Pen Date 10/30/2008

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no answer or note or call</u>
Utility Accounting <u>one</u>			Date <u>11/7/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

RECORD OF DECISION / FINDINGS OF FACT / CONDITION

DATE: October 30, 2008

FILE: CUP-2008-234

LOCATION: 205 North 4th Street

PETITIONER: Home Loan Bank Building Corporation
205 North 4th Street
Grand Junction, CO 81501

REPRESENTATIVE: River City Consultants, Tracy Moore
744 Horizon Court, Suite 110
Grand Junction, Co 81506

PLANNER: Judith A. Rice *JAR*

DECISION: **APPROVED**

On October 28, 2008, the Grand Junction Planning Commission approved the request for a Conditional Use Permit to allow a drive-through banking facility in a B-2 zone district. The project is located at 205 North 4th Street and includes tax schedule numbers 2945-143-10-007, 2945-143-10-006 and 2945-143-10-005. The Conditional Use Permit is approved with the following findings of fact, conclusions and condition:

1. The requested Conditional Use Permit is consistent with the Growth Plan.
2. The review criteria in Section 2.13.C of the Zoning and Development Code have all been met.
3. Approval of the project being conditioned upon providing the required number of parking spaces per Section 6.6. of the Zoning and Development Code.

The Conditional Use Permit approval is valid for a period of one (1) year from the date of approval. All uses that are subject to the Major Site Plan Review, as approved on October 15, 2008, must commence construction within one (1) year of the date of approval. If a building permit is obtained prior to expiration of the major site plan approval, the major site plan approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.

A Conditional Use Permit approval shall run with the land and remain valid until the property changes use or the use is abandoned and nonoperational for a period of twelve (12) consecutive months.

All landscaping must be maintained in a healthy manner. Should any of the plantings die or become unhealthy for any reason, they must be replaced.

NO.	DATE	DESCRIPTION	BY
REVISIONS			

HOME LOAN BANK
 ROAD PARKING LOTS EXHIBIT
 SITE

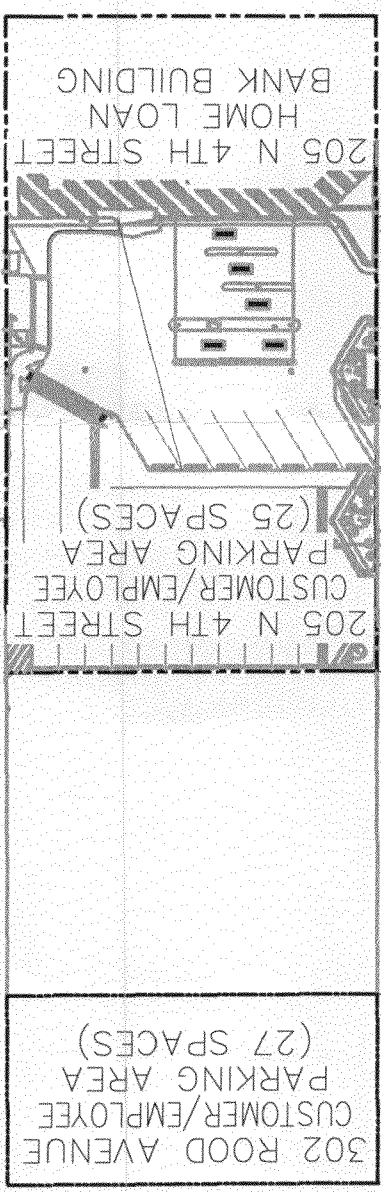
*Public Works & Planning Dept.
 Approval of Parking Requirements
 Juchka A. Rice 10/30/2008*

Project # CUP-2008-234

WHITE AVENUE

ACCEPTED *D.S. Miller*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

FOURTH STREET

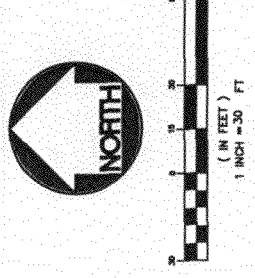


ROOD AVENUE

NOT SITE PLAN

NOTE:

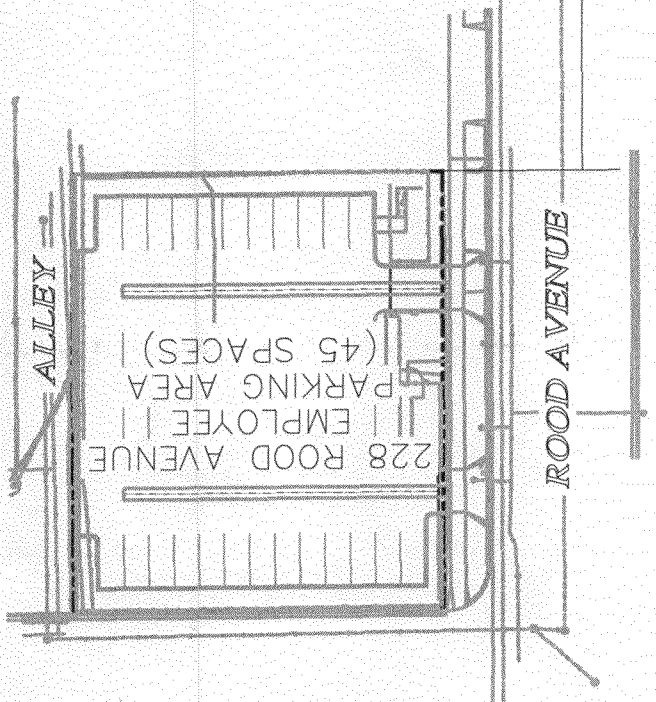
- 1) Per City Planning staff (see parking requirement sheet, dated 10-17-08, from Judith Rice) where 84 parking stalls are required for this project.
- 2) Total number of parking stalls owned and controlled by Petitioner shown per this sheet is 87. This is 13 parking stalls more than what is required.
- 3) In addition to the 87 parking stalls shown, the Petitioner controls an additional 71 parking stalls through a 14 year lease agreement with the Bishop of Pueblo. These stalls are located on the north side of White Ave., between 2nd and 3rd Streets.



302 ROOD AVENUE
 CUSTOMER/EMPLOYEE
 PARKING AREA
 (27 SPACES)

THIRD STREET

WHITE AVENUE



ROOD AVENUE

111'

407'