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|-----------------------------|-----------------------------|
| Planning \$ PAI | Drainage \$ <i>N/A</i> |
| TCP \$ <i>5,229.00</i> | School Impact \$ <i>n/a</i> |
| Inspection \$ <i>450 DV</i> | |

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| Bldg Permit No. |
| File # <i>CUP-2009-05</i> |

#11827-0

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS *2706 HWY 50*
 SUBDIVISION —
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. *2945-252-11-008*
 SQ. FT. OF EXISTING BLDG(S) *1,788 sq. ft.*
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS *none*

OWNER *Colorado Federal Credit Union*
 ADDRESS *516 28 Road*
 CITY/STATE/ZIP *Grand Junction CO 81501*

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT *APEX CONSULTING Engineers, LLC*
 ADDRESS *570 E. Crote Ct., UNIT 1*
 CITY/STATE/ZIP *Grand Junction, CO 81505*
 TELEPHONE *970-270-4326*
Eric Marquay

USE OF ALL EXISTING BLDG(S) *drive thru bank*
 DESCRIPTION OF WORK & INTENDED USE: *Remodel interior; improve exterior; drive thru bank window; asphalt; parking area; landscaping*

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

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|--|---|
| ZONE <u><i>C-1</i></u> | LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| SETBACKS: FRONT: <u><i>15/25</i></u> from Property Line (PL) or from center of ROW, whichever is greater | PARKING REQUIREMENT: <u><i>8 spaces per plan</i></u> |
| SIDE: <u><i>0/0</i></u> from PL REAR: <u><i>10/10</i></u> from PL | FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| MAX. HEIGHT <u><i>40'</i></u> | SPECIAL CONDITIONS: <u><i>FURTHER DEVELOPMENT WILL REQUIRE FURTHER SITE UPGRADES; NO USE OF UNDEVELOPED AREA UNTIL APPROVAL THROUGH SITE PLAN REVIEW PROCESS.</i></u> |
| MAX. COVERAGE OF LOT BY STRUCTURES <u><i>N/A</i></u> | |

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 *[Signature]* Date *9/15/2009*
 Planning Approval *Judith A. [Signature]* Date *9/9/2009*

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|--|------------------------------|--|---|
| Additional water and/or sewer tap fee(s) are required: | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | W/O No. <u><i>needed only legal</i></u> |
| Utility Accounting <u><i>Dottie Varner</i></u> | | | Date <u><i>9-10-09</i></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)