

TCP \$
Drainage \$
SIF\$
Inspection \$

**PLANNING CLEARANCE**  
 (Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

Planning \$ <u>0</u> <sup>JAN 7/31/2009</sup>
Bldg Permit #
File # <u>DUP-2009-050</u> ACTIVE FILE

# 11827-0

Building Address 2706 Highway 50  
 Parcel No. 2945-252-11-008  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 0.60 ac = 24,177 sq. ft.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) NA.

**OWNER INFORMATION:**

Name ColoRamo Federal Credit Union  
 Address 516 28 Road  
 City / State / Zip Grand Junction CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

<input checked="" type="checkbox"/> Remodel <u>Interior</u>	<input checked="" type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

**APPLICANT INFORMATION:**

Name Sun King  
 Address P.O. Box 3299  
 City / State / Zip GRAND Junction CO 81502  
 Telephone Chris Motz 245-9173

\* FOR CHANGE OF USE:  
 \*Existing Use: vacant / previously liquor store  
 \*Proposed Use: Credit Union / drive through  
 Estimated Remodeling Cost \$ 80,000.00  
 Current Fair Market Value of Structure \$ 129,410.00

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>Q-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: <u>INTERIOR REMODEL ONLY</u>
Ingress / Egress Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature [Signature] Date 9/17/09  
 Planning Approval Judith A. Ruan Date 7/31/2009

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. <u>Full remodel</u>	Date <u>9-17-09</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)