

TCP \$	0
Drainage \$	
SIF \$	
Inspection \$	

Planning \$	10.00
Bldg Permit #	
File #	N.A.

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Act #  
**53040-0**

Building Address 2478 HIGHWAY 6 E 50  
 Parcel No. 2945-091-21-004  
 Subdivision GRAND MESA CENTER  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 4

Multifamily Only:  
 No. of Existing Units N.A. No. Proposed N.A.  
 Sq. Ft. of Existing 6,500 Sq. Ft. Proposed 588 (copy)  
 Sq. Ft. of Lot / Parcel 1.21 acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) N.A.

**OWNER INFORMATION:**

Name DOUG KEARNEY - BELLO CREDIT UNION  
 Address 7600 E. OLCHARD RD., #400N  
 City / State / Zip GREENWOOD VILLAGE, CO 80111

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: INTERIOR & EXTERIOR  
BANK DRIVE THROUGH + AWNING

**APPLICANT INFORMATION:**

Name TERRY RUCKER - SEM ARCHITECTS  
 Address 677 S. COLORADO BLD. #200  
 City / State / Zip DENVER, CO 80246  
 Telephone 303.220.8900

\* FOR CHANGE OF USE:  
 \*Existing Use: ABANDONED RESTAURANT  
 \*Proposed Use: CREDIT UNION  
 Estimated Remodeling Cost \$ Interior only N.A.  
 Current Fair Market Value of Structure \$ N.A.

**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 C-2  
 SETBACKS: Front 15' from property line (PL)  
 Side 0' from PL Rear 10' from PL  
 Maximum Height of Structure(s) 40'  
 Voting District A Ingress / Egress per plan  
 Location Approval JAR  
(Engineer's Initials)

Maximum coverage of lot by structures N.A.  
100% L.S. provided per plan SPR-2003-219  
 Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
 Parking Requirement 19 SPCS TOTAL REQ: 15 gen. office, 4 low volume retail. 59 SPCS PROVIDED.  
 Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Special Conditions: No Change of Use permit required: NO INCREASE IN PARKING, TRAFFIC OR STORMWATER RUNOFF  
EXTERIOR Remodel per Grand Mesa Center requirements.

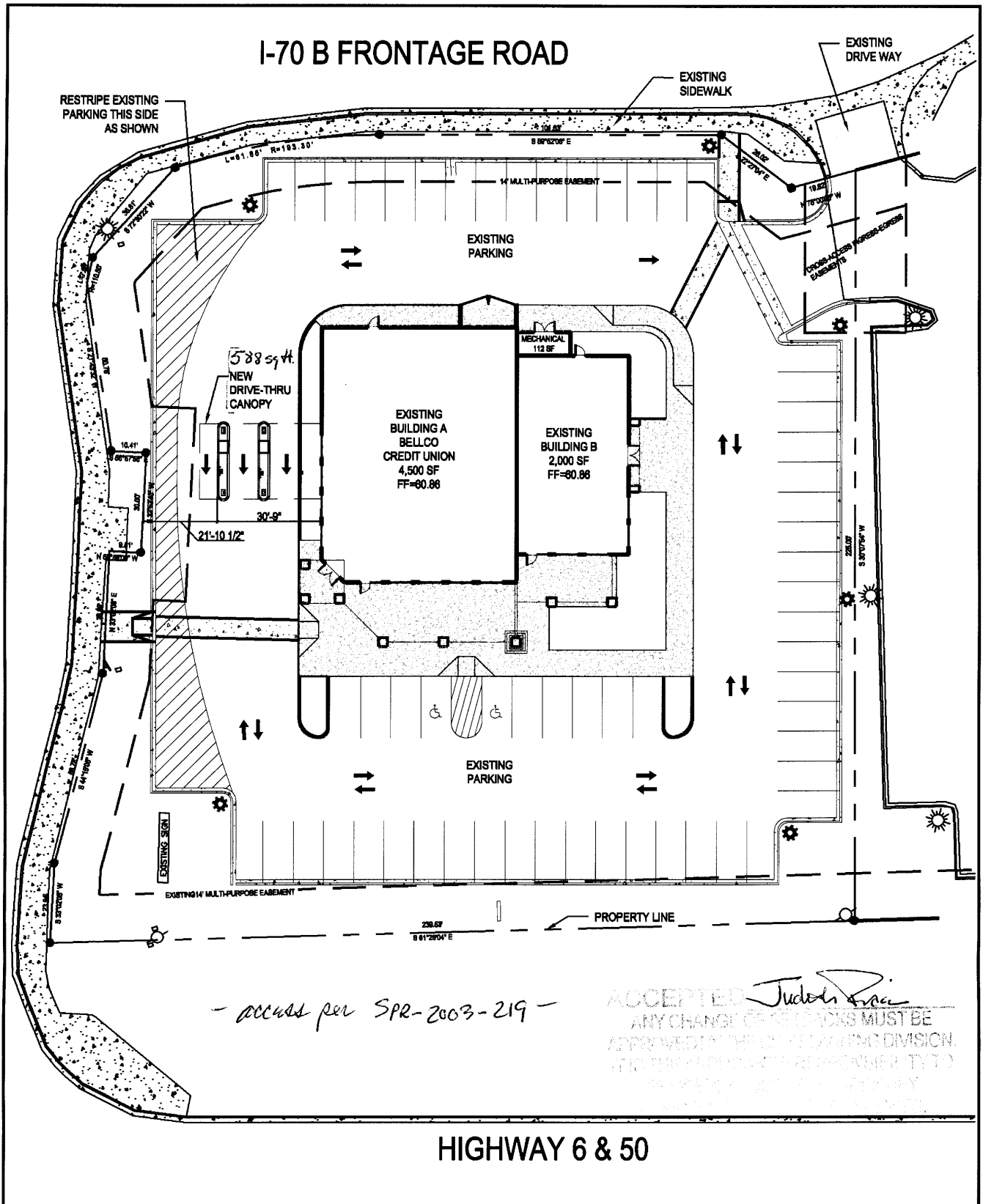
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 2.19.09  
 Planning Approval Judith A. Price Date 2/20/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE</u>
Utility Accounting	Date <u>2-20-09</u>		

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)



**SEM**  
ARCHITECTS

Project Name • Bellco Credit Union - Grand Mesa Center

Date • 02-19-09

Dwg Scale • 1" = 40'-0"

Project No • 09003.00

A-1

33272

**City of Grand Junction**

Public Works & Planning Department, Planning Division

Date 2/20/09

Payee Name SEM ARCHITECTS, INC

Mailing Address 677 S. COLORADO BLVD, SUITE 200

City, State, Zip Code DENVER CO 80246-8004

Telephone 303-220-8900

Project Address/File/Name 2478 HIGHWAY 6 & 50

DESCRIPTION	AMT	DESCRIPTION	AMT
<b>DEVELOPMENT PROJECTS</b>		<b>PERMITS</b>	
100-321-43195-13-109465 (DEV)		100-321-43195-13-124415 (PERMIT)	
Rezone, GPA		Temporary Use Permit	
Conditional Use		Sign Permit/Clearance (# )	
Major Sub-ODP, Prelim, Final		Fence Permit (# )	
Simple Subdivision		Home Occupation Permit	
PD - ODP, Prelim, Final		Special Events Permit (# )	
ROW / Easement Vacation		Main Street Banner Permit	
Replat / Property Line Adj		<b>OTHER</b>	
Variance		School Impact 701-905-43994 (SLD)	
Site Plan Review		Drainage 202-61314-43995-30 (DRAIN)	
Minor Change		TCP 2071-61314-43993-30 (TCP)	
Change of Use		Cash in Lieu of Half Street (General) 207-61314-43991-30	
Floodplain Permit		Cash in Lieu of Half Street (River Rd & D Rd	
Revocable Permit		204-61314-43991-30-F04600	
Other:		Mapping Svcs 401-254-43001-12-118830	
General Mtg/PreApp Fee		Maps General 401-254-43001-12-118825	
		Map Books 401-254-43001-12-118800	
<b>PLANNING CLEARANCE (# )</b>		Code, Manuals, Copies, etc.	
100-321-43195-13-124450 (PLAN)	<u>10.00</u>	100-321-43195-13-120515 (MANUAL)	

**PAID**  
**FEB 20 2009**  
**HH**

Treasurer Receipt No. \_\_\_\_\_

TOTAL \$ 10.00

Planning Initials JAR

Cash  **Check**  Other

(White: Customer) (Canary: Finance) (Pink: Planning) #30354 (Goldenrod: File)