

Planning \$ <u>500</u>	Drainage \$ <u>      </u>
TCP \$ <u>      </u>	School Impact \$ <u>      </u>

BLDG PERMIT NO. <u>77709</u>
FILE # <u>      </u>

**PLANNING CLEARANCE**  
(multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2808 North Ave  
SUBDIVISION         
FILING        BLK        LOT         
OWNER Wells Fargo Bank  
ADDRESS 2808 North Ave  
TELEPHONE 248-4808  
APPLICANT KD Construction  
ADDRESS 2385 Sayre Dr  
TELEPHONE 263-0867

TAX SCHEDULE NO. 2943-073-00-214  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,277,310  
ESTIMATED REMODELING COST \$ 5,000.  
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION  
USE OF ALL EXISTING BLDGS Bank -  
DESCRIPTION OF WORK & INTENDED USE: Build new wall to re-configure office.

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 SPECIAL CONDITIONS: Int Rem NC 14  
PARKING REQUIREMENT: okay  
LANDSCAPING/SCREENING REQUIRED: YES  NO  CENSUS TRACT 10 TRAFFIC ZONE 30 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.

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 that 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 11-13-00  
Department Approval [Signature] Date 11-13-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>      </u>
Utility Accounting <u>Debi Overholt</u>			Date <u>11-13-00</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)