

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>80506</u>
FILE #

PLANNING CLEARANCE

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

2060-1277

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 359 Main St
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER Wells Fargo Bank
 ADDRESS 359 Main St
 TELEPHONE 243-1611
 APPLICANT FCI Constructors
 ADDRESS 507 FruitVal Ct
 TELEPHONE 970-434-9093

TAX SCHEDULE NO. 2945-143-22-023
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 1,891,830.00
 ESTIMATED REMODELING COST \$ 6,000
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Bank
 DESCRIPTION OF WORK & INTENDED USE:
3 new counter tops. Put in one
New wall, Change out the old night
Drop to new night Drop

✓ 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 B-2 SPECIAL CONDITIONS: _____
 PARKING REQUIREMENT: _____
 LANDSCAPING/SCREENING REQUIRED: YES _____ NO X CENSUS TRACT 1 TRAFFIC ZONE 42 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 Wayne A. Foamy Date 6-28-01
 Department Approval C. Faye Gibson Date 6/28/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Dotie Kanaver</u>			Date <u>6/28/01</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)