

Planning \$ 5.00	Drainage \$ 0
TCP \$ 0	School Impact \$ 0

(R)

BLDG PERMIT NO.
FILE #

**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 261 WTE AVE  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK 142 LOT 1-16  
OWNER WELLS FARGO BANK  
ADDRESS 359 Main Street  
TELEPHONE 257-4888  
APPLICANT JOHN GALLOWAY  
ADDRESS Box 89 Moline Co 81646  
TELEPHONE 487 3366

TAX SCHEDULE NO. 2945.143.35.020  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 70,100.00  
ESTIMATED REMODELING COST \$ 25,000  
NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION \_\_\_\_\_  
USE OF ALL EXISTING BLDGS Bank  
DESCRIPTION OF WORK & INTENDED USE:  
Replace existing Remote Filler  
by new equipment; Convey;  
Replace paving.

✓ 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: NONE  
PARKING REQUIREMENT: N/A  
LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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 15 March 04  
Department Approval [Signature] Date 3/15/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Esbrey</u>			Date <u>3/15/04</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)

# ACKLAM ASSOCIATES, INC.

SURVEYING - ENGINEERING

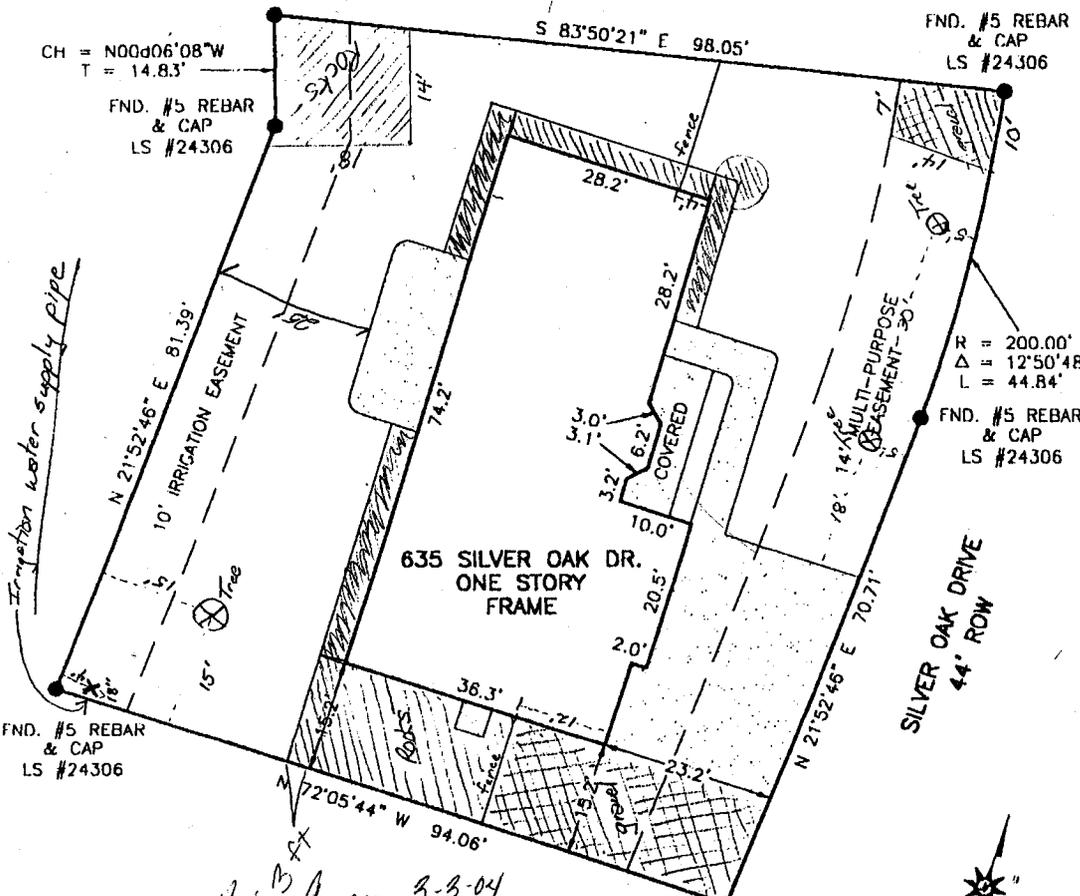
Phone  
970-263-0533  
FAX  
970-263-0553

2764 COMPASS DRIVE  
SUITE 234  
GRAND JUNCTION, COLORADO 81506

FND. #5 REBAR  
& CAP  
LS #24306

CH = N00d06'08"W  
T = 14.83'

FND. #5 REBAR  
& CAP  
LS #24306



ACCEPTED *Alisa Amos* 3-3-04  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Scale: 1" = 20'

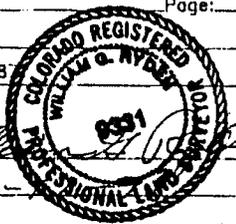
- Notes: 1. All property lines shown taken from recorded subdivision plat.
- 2. No title information provided.

IMPROVEMENT LOCATION CERTIFICATION

I hereby certify that this Improvement location certificate was prepared for FIDELITY MORT COMPANY and that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.  
I further certify that the improvements on the following described parcel on this date, 4-17-98, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

LEGAL DESCRIPTION:  
LOT 4 IN BLOCK 5 OF FALL VALLEY SUBDIVISION  
FILING NO. 1, MESA COUNTY, COLORADO  
  
Borrowers Name: BAUGHMAN

Field Book: \_\_\_\_\_ Page: \_\_\_\_\_  
DWG. 1187  
File No.: A118  
By: *William G. Ryden*  
Date: 04-



*Baughman - 635 Silver Oak Dr.  
245-0181*