

Planning \$	5.00
TCP \$	
Drainage \$	
SIF \$	

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

Building Address 261 UFE AVE  
Parcel No. 2945-143-35  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block 142 Lot 1-16

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name WELLS Fargo  
Address New Center 1700 Lincoln  
City / State / Zip DENVER, Co 80203

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Add ATM TO Existing Island

**APPLICANT INFORMATION:**

Name FCI Constructors  
Address PO Box 1767  
City / State / Zip Grand Junction, Co 81502  
Telephone (970) 434-9093

\* FOR CHANGE OF USE:  
\*Existing Use: BANK Drive Through  
\*Proposed Use: Drive Through Teller ATM  
Estimated Remodeling Cost \$ 20,000  
Current Fair Market Value of Structure \$ 429,230.00

**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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>B-2</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear <u>0'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>45'</u>	Special Conditions: <u>only adding an ATM</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
	<u>to an existing drive Isle.</u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building 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 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 10-16-06

Department Approval [Signature] Date 10-16-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>10-16-06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)