

3090-2099

Planning \$	10 <sup>00</sup>
TCP \$	0
Drainage \$	0
SIF \$	0

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 200 Grand Ave  
 Parcel No. 2945-142-38-020  
 Subdivision City of Grand Jet.  
 Filing \_\_\_\_\_ Block 76 Lot 28-32

Multifamily Only:  No. of Existing Units 2 No. Proposed 2  
 Sq. Ft. of Existing 2300 Sq. Ft. Proposed 2300  
 Sq. Ft. of Lot / Parcel .431 ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) N/A

#### OWNER INFORMATION:

Name Bank of Colorado  
 Address P.O. Box 968  
 City / State / Zip G.J. CO 81501

#### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Addition  
 Change of Use, (\*Specify uses below)  
 Other: Enclosing existing covered area

#### APPLICANT INFORMATION:

Name Sun King  
 Address P.O. Box 3299  
 City / State / Zip G.J. CO 81507  
 Telephone (970) 245-9173

#### \* FOR CHANGE OF USE:

\*Existing Use: Bank Drive Thru  
 \*Proposed Use: Bank Drive Thru

Estimated Remodeling Cost \$ 60,000

Current Fair Market Value of Structure \$ 402,140

**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-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>00</u> from PL Rear <u>15/15</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

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 Lena Staats Date 7/29/05

Department Approval Wendy Spurr Date 7/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Wochy in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/28/05</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)