

| | |
|-------------|------|
| Planning \$ | 5.00 |
| TCP \$ | |
| Drainage \$ | |
| SIF \$ | |

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

| |
|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Building Address 431 POWELL ROAD
 Parcel No. 2945-153-05-005
 Subdivision REDLANDS MARKETPLACE
 Filing N/A Block _____ Lot _____

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

OWNER INFORMATION:

Name FIRST NATIONAL BANK OF THE ROCKIES
 Address 2452 HWY 6 & 50
 City / State / Zip GRAND JCT, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: CONTINION REMODEL

APPLICANT INFORMATION:

Name ALPINE C.M., INC.
 Address 3189 MESA AVE.
 City / State / Zip GRAND JCT, CO 81504
 Telephone 434-9874

* FOR CHANGE OF USE:

*Existing Use: BANK
 *Proposed Use: BANK

Estimated Remodeling Cost \$ 13,000.00
 Current Fair Market Value of Structure \$ 295,920.00

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>C-1</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>15'</u> from property line (PL) | Landscaping/Screening Required: YES _____ NO <u>X</u> |
| Side <u>0'</u> from PL Rear _____ from PL | Parking Requirement <u>N/A</u> |
| Maximum Height of Structure(s) _____ | Special Conditions: <u>Interior Remodel</u> |
| Voting District _____ | Ingress / Egress Location Approval <u>only</u> (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 _____ Date 5/25/05
 Department Approval [Signature] Date 5/25/05

| | | | |
|--|---------------------|-------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>5/25/05</u> | | |