

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

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

BLDG PERMIT NO.
FILE #

2329-1443 —

Building Address 131 N. 6th
 Parcel No. 2945-143-17-007
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 1 No. Proposed 0
 Sq. Ft. of Existing — Sq. Ft. Proposed Same
 Sq. Ft. of Lot / Parcel .288
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 11.01

OWNER INFORMATION:

Name AMERICAN NATL. BANK
 Address 131 N. 6th ST.
 City / State / Zip H. J. CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name JON DYER
 Address 2335 INTERSTATE AVE.
 City / State / Zip G. J. CO 81505
 Telephone (970) 245-8610

* FOR CHANGE OF USE:
 *Existing Use: OFFICES
 *Proposed Use: OFFICES
Changed driveway
 Estimated Remodeling Cost \$ 12K
 Current Fair Market Value of Structure \$ 1,307,960

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 _____
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District <u>na.</u>	Ingress / Egress Location Approval <u>na.</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 Jon Dyer Date 10/10/06
 Department Approval Judith A. Rice Date 10/10/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>NO</u>	W/O No <u>NO</u>	<u>White Sewer Charge</u>
Utility Accounting <u>Accounting</u>				Date <u>10/10/06</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)