

Planning \$	<u>Pd</u>
TCP \$	<u>6,521.60</u>
Drainage \$	<u>✓</u>
SIF\$	<u>N/A</u>

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

BLDG PERMIT NO.	
FILE #	<u>CLP-2006-018</u>

100106-8676

Building Address 2779 CROSSROADS BLVD
Parcel No. 2701-361-22-014
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 53317.44
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 53317.44

OWNER INFORMATION:

Name BANK OF COLORADO
Address 200 GRAND AVE.
City / State / Zip GRAND JUNCTION, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SUN KING MANAGEMENT CORP.
Address P.O. BOX 3299
City / State / Zip GRAND JUNCTION, CO 81502
Telephone (970) 245-9173

*** FOR CHANGE OF USE:**

*Existing Use: OFFICE BUILDING
*Proposed Use: BANK W/ DRIVE-THRU

Estimated Remodeling Cost \$ 380,000
Current Fair Market Value of Structure \$ 436,750

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>per plans stamped</u>
Voting District _____	Ingress / Egress Location Approval <u>3/27/06</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 [Signature] Date 7/24/06
Department Approval Ronnie Edwards Date 7/25/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Surcharge - 20 Eng</u>
Utility Accounting <u>[Signature]</u>	Date	<u>7/26/06</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) (Gold/rod: Utility Accounting)