

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

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

BLDG PERMIT NO.
FILE #

108983-62340

Building Address 2775 ACORN AVE.
Parcel No. 2945-254-40-012
Subdivision N/A
Filing _____ Block _____ Lot _____

Multifamily Only: _____
No. of Existing Units N/A No. Proposed _____
Sq. Ft. of Existing 3,600sqft Sq. Ft. Proposed SAME
Sq. Ft. of Lot / Parcel N/A INT. REMODEL
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: (2) WALLS (2) DOORS -

NO SWR/WATER CHANGE
* FOR CHANGE OF USE: _____

APPLICANT INFORMATION:

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

*Existing Use: BANK
*Proposed Use: BANK W/SMALL POST OFFICE
Estimated Remodeling Cost \$ 3,000.00
Current Fair Market Value of Structure \$ 661,910.00 ~~1,400,000.00~~

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 C-1 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL Parking Requirement _____
Maximum Height of Structure(s) _____ Special Conditions: _____
Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials) approved per plan

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 7-18-07

Department Approval Gayles Hardin Date 7-18-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No	<u>NO WTR/SWR CHANGE</u>
Utility Accounting	Date		<u>7/18/07</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)