

Exhibit A
Land Use Application Form



Town of Carbondale
511 Colorado Ave
Carbondale, CO 81623
(970)963-2733

Pre-Application Meeting Date _____
Fees _____ Date Pd _____

Land Use Application

PART 1 – APPLICANT INFORMATION

Applicant Name: ANB Bank c/o Will Coffield, P.E., Alder Real Estate Phone: 303-394-5531

Applicant Address: 3033 East 1st Avenue, Denver, CO 80206

E-mail: wcoffield@aldercos.com

Owner Name: ANB Bank Phone: 303-394-5531

Address: 3033 East 1st Avenue, Denver, CO 80206

E-mail: wcoffield@aldercos.com

Location of Property: provide street address and either 1) subdivision lot and block; or 2) metes and bounds:

The property is located west of Highway 133 south of the City Market Fueling Station. Pl#239333400006

PART 2 – PROJECT DESCRIPTION

General project description:

The Applicant is proposing a two story mixed use building of approximately 27,262 GFA that includes ANB Bank and offices on the north end and commercial/residential mixed use on the south end. The Application includes rezoning from an obsolete zone district to the MU (Mixed-Use) zone district, Conditional Use Permit for residential units on the first floor in the MU zone district, and Major Site Plan Review

Size of Parcel: 62,722 SF # Dwelling Units: 16 Multi-Family Sq Ft Comm: Approx. 14,286 SF

Type of Application(s): Rezoning, Conditional Use Permit, Major Site Plan Review

Existing Zoning: obsolete Proposed Zoning: MU (Mixed-Use)

PART 3 – SIGNATURES

I declare that I have read the excerpt from the Town of Carbondale Municipal Code Article 8 Land Use Fees. I acknowledge that it is my responsibility to reimburse the Town for all fees incurred as a result of this application.

I declare that the above information is true and correct to the best of my knowledge.

William M. Coffield 3/23/2023
Applicant Signature Date

Signature of all owners of the property must appear before the application is accepted.

[Signature] 3/23/23 _____
Owner Signature Date Owner Signature Date

STATE OF COLORADO)
COUNTY OF ~~GARFIELD~~ Denver) ss.

The above and foregoing document was acknowledged before me this 23rd day of March 2023, by Koger Propst.

Witness my hand and official
My commission expires: May 12, 2025

CAROLE A MORRIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874142115
MY COMMISSION EXPIRES MAY 12, 2025

Carole A. Morris
Notary Public
18888 W. 61st Ave.
Golden, CO 80403