

Planning \$ <u>5.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>72741</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

35393-22926

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>569 South Commercial Dr</u>	TAX SCHEDULE NO. <u>2945-102-203-29</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK <u>5</u> LOT <u>8,10,12</u>	SQ. FT OF EXISTING BLDG(S) <u>7,300</u>
OWNER <u>LARRY & JOYCE DANSLER</u>	NO. OF DWELLING UNITS: BEFORE <u>1</u> AFTER <u>1</u>
ADDRESS <u>135 LANDSDOWN DR.</u>	CONSTRUCTION
TELEPHONE <u>245-4388</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>RUM'S CONSTRUCTION</u>	CONSTRUCTION
ADDRESS <u>3069 SUNBEAM CT. G.S. 81504</u>	USE OF ALL EXISTING BLDGS _____
TELEPHONE <u>523-1805</u>	DESCRIPTION OF WORK & INTENDED USE: <u>INTERIOR BUILD OUT (Interior Remodel only)</u>

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>0'</u> from PL REAR: <u>0'</u> from PL	SPECIAL CONDITIONS: <u>Not Changing building, parking, or landscaping.</u>
MAXIMUM HEIGHT <u>40'</u>	CENSUS TRACT <u>4</u> TRAFFIC ZONE <u>10</u> ANNEX _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature _____	Date <u>11/14/99</u>
Department Approval <u>Patricia Perich</u>	Date <u>11/8/99</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG IN USE # of Emp</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>11/10/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

General Services Administration
Mountain Plains Service Center (8PM-P)
Building 41, Room 288
Denver, Colorado 80225-0546
Phone: 303-236-1770 Ext. 254



To: Trisha Parrish **From:** Edward Holton

Fax: 970-256-4031 **Date:** November 5, 1999

Phone: 970-256-4038 **Pages:** 1

Re: INS Office - Grand Junction, CO **CC:** Sid Squirrell

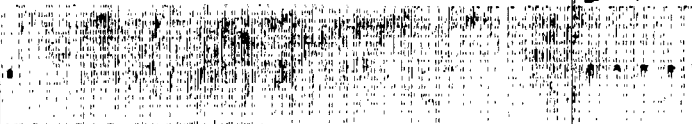
Urgent For Review Please Comment Please Reply Please Recycle

Notes: -

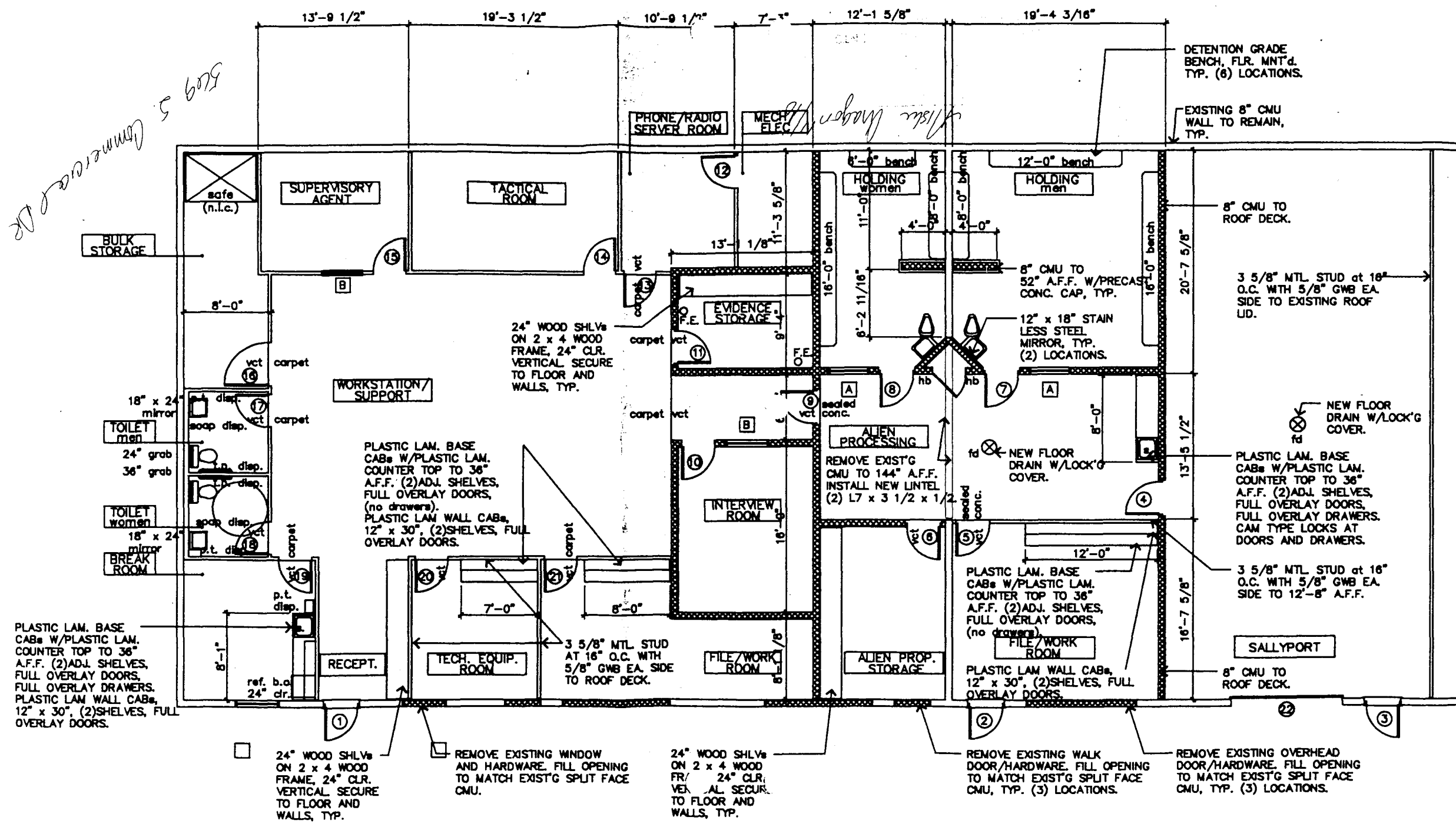
As we discussed on the telephone on 11/5/99, the Immigration & Naturalization Service plans to open a "Quick Response Team" (QRT) office in Grand Junction, CO. The office will have 7 employees, with approximately 8 vehicles being on-site on a daily basis. The purpose of the QRT office is to process illegal aliens into the INS system when/if they are apprehended in the area by local law enforcement officials. If the individuals are criminals, they will be directly transported to the INS District Office in Denver, CO. Otherwise, they will be processed at the QRT office, something which should take a matter of only a few hours or less. No one will be detained at the facility overnight, and it is highly unlikely that there will be a daily "flow" of "clients" at this facility. On days when INS has to respond to local officials' requests, there may be up to 30 people going through the facility, but, otherwise, only the 7 employees are expected to occupy the leased premises (approximately 6,500 sf).

Please call me at 303-236-1770x254 if you need additional information or have more questions.

Edward Holton



509 5 Commercial Dr



FLOOR PLAN - INTERIOR TENANT FINISH