

Planning \$	<u>FR</u>
TCP \$	<u>42,956.17</u>
Drainage \$	<u>-</u>
SIF\$	<u>N/A</u>

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

BLDG PERMIT NO.	
FILE #	<u>CUP-2006-298</u>

Building Address 2797 AL DRIVE
Parcel No. 2701-254-03-002
Subdivision AIR TECH PARK
Filing - Block - Lot 495

Multifamily Only:
No. of Existing Units 0 No. Proposed 0
Sq. Ft. of Existing 0 Sq. Ft. Proposed 30,000
38,388
Sq. Ft. of Lot / Parcel 3.2 ACRES
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 91,240 SQ. FTI

OWNER INFORMATION:

Name GRAND JUNCTION COLORADO
Address STATE LEASING AUTHORITY
2828 WALKER FIELD DR.
City / State / Zip GRAND JUNCTION, CO #302 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: NEW SAFETY SERVICES FACILITY
FOR THE COLORADO BUREAU OF
INVESTIGATIONS.
* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name BLYTHE DESIGN
Address 618 BOOD AVE,
City / State / Zip GRAND JUNCTION CO 81501
Telephone 970-242-1058

*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ _____
Current Fair Market Value of Structure \$ _____

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>1-0</u>		Maximum coverage of lot by structures <u>FAR. 75</u>	
SETBACKS: Front <u>25'</u> from property line (PL)		Landscaping/Screening Required: YES <u>X</u> NO _____	
Side <u>15'</u> from PL Rear <u>15'</u> from PL		Parking Requirement <u>80</u>	
Maximum Height of Structure(s) <u>40'</u>		Special Conditions: _____	
Voting District _____	Ingress / Egress Location Approval _____		
	(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 Robert Openlow Date 11/17/06
Department Approval Ponnie Edwards Date 11/10/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19923</u>
Utility Accounting <u>0</u> Date <u>1/12/07</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)