

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

107253-3138

Building Address 740 Gunnison
Parcel No. 2945-141-23-918
Subdivision _____
Filing Sec 14 Block 40 Lot 23-29

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 19,027 Sq. Ft. Proposed 5280
Sq. Ft. of Lot / Parcel .612 Acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Center for Independence
Address 740 Gunnison 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 Linda Taylor
Address 740 Gunnison
City / State / Zip Grand Jct CO 81501
Telephone 241-0315

*** FOR CHANGE OF USE:**

*Existing Use: Community Center
*Proposed Use: Community Center

Estimated Remodeling Cost \$ 2,500.00
Current Fair Market Value of Structure \$ 606,320.00

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 <u>RMF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior remodel only</u>
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 Linda Taylor Date 1/16/07
Department Approval [Signature] Date 1-18-07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>No charge surcharge</u>
Utility Accounting <u>[Signature]</u> Date <u>1-18-07</u>

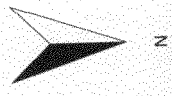
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

26 spaces
now -

- Rural Roads Large Text
- Streets
- All Parcels
- Parcels
- Address Label
- Palisade Grand Jct Buffer Zone
- Fruita / Grand Junction Buffer
- Urban Growth Boundary
- Air Photos
- 2006 Photos
- Highways



300
19,027A
1800
1027
900
Retail office -





Center for
Independence

January 17, 2007
LVT-gg/Exec/L006-0107

City of Grand Junction
Planning Department
250 North 5th Street
Grand Junction, CO 81501

Dear Sirs:

We purchased 740 Gunnison Avenue in September 2006. This building is 19,130 square feet, more than CFI will occupy, at least in the near future. We have leased 12 offices to another non-profit providing home placement service to foster care families and children. Because of the unique resources of this facility, (location, gym, performance stage, and conference rooms) we intend to create a community center for non-profits where we can serve our clients, show some economy of scale for our expenses, and have collaborative fundraising efforts. This letter is accompanying a request for planning clearance on a minor interior remodel. This space is now "attic" on our building plans from 1991. I am requesting a variance in the parking requirement as this space will replace other office space that will be lost during another phase of development.

We are planning on making this a fully handicap-accessible community center. The southwest corner of both first and second floor has been designated for an elevator. We will lose this space on both or these floors that the attic remodel will replace. We have a large open space on the second floor (approximately 1600 square feet) that we would like to transform into a state of the art conference / media center and office. The application today is for the office space but is actually part of a larger development. I have a contractor that is willing to donate time and materials to finish the space. Attached is a rough diagram of the finish. All of the other renovations planned for CFI will be addressed in turn by planning and building permits.

Thank you, in advance, for consideration of this request. I can be reached at 241-0315 or ltaylor@cfigj.org.

Sincerely,

Linda V. Taylor
Executive Director

/gg
Enclosure
cc: File

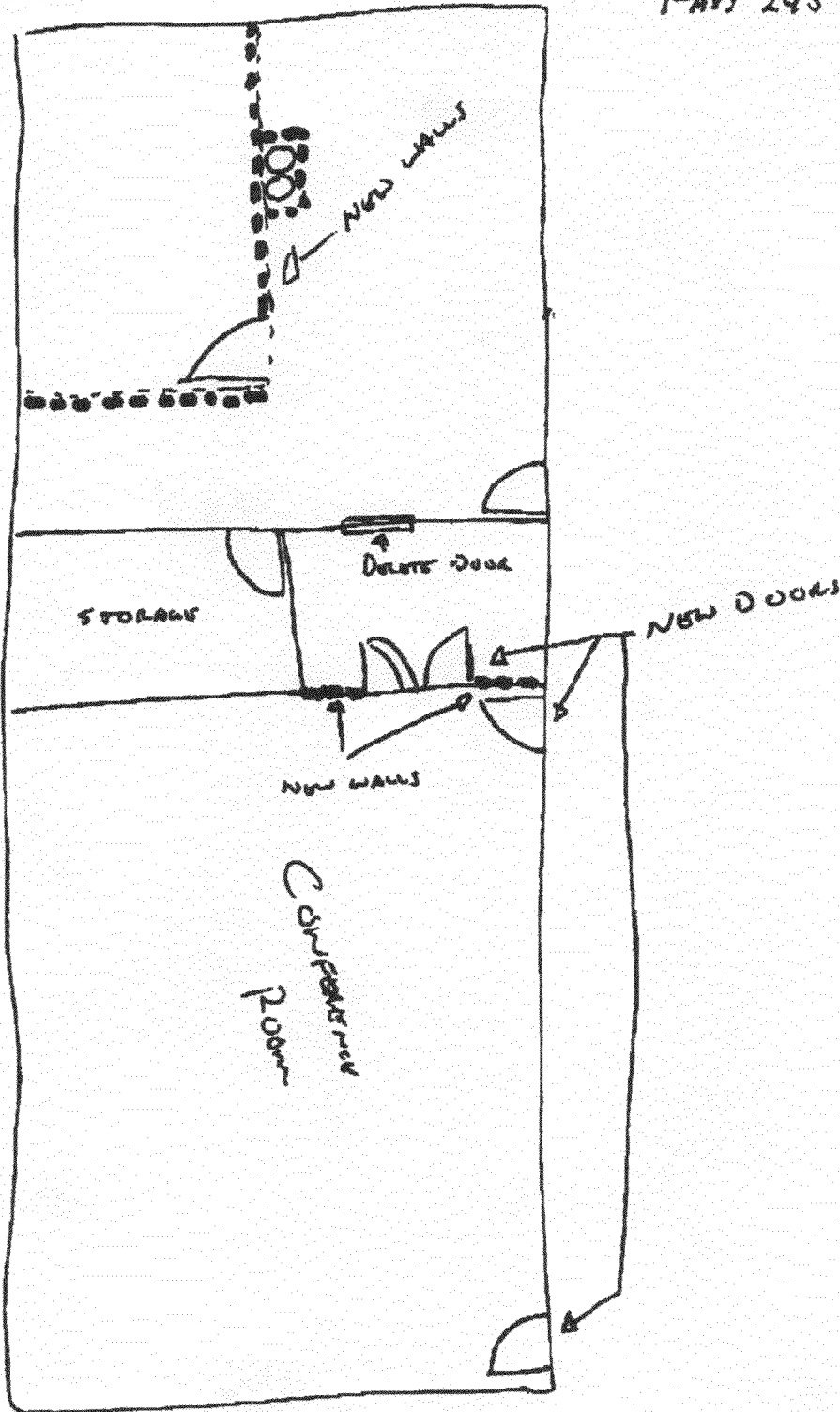
PLANNED GIVING

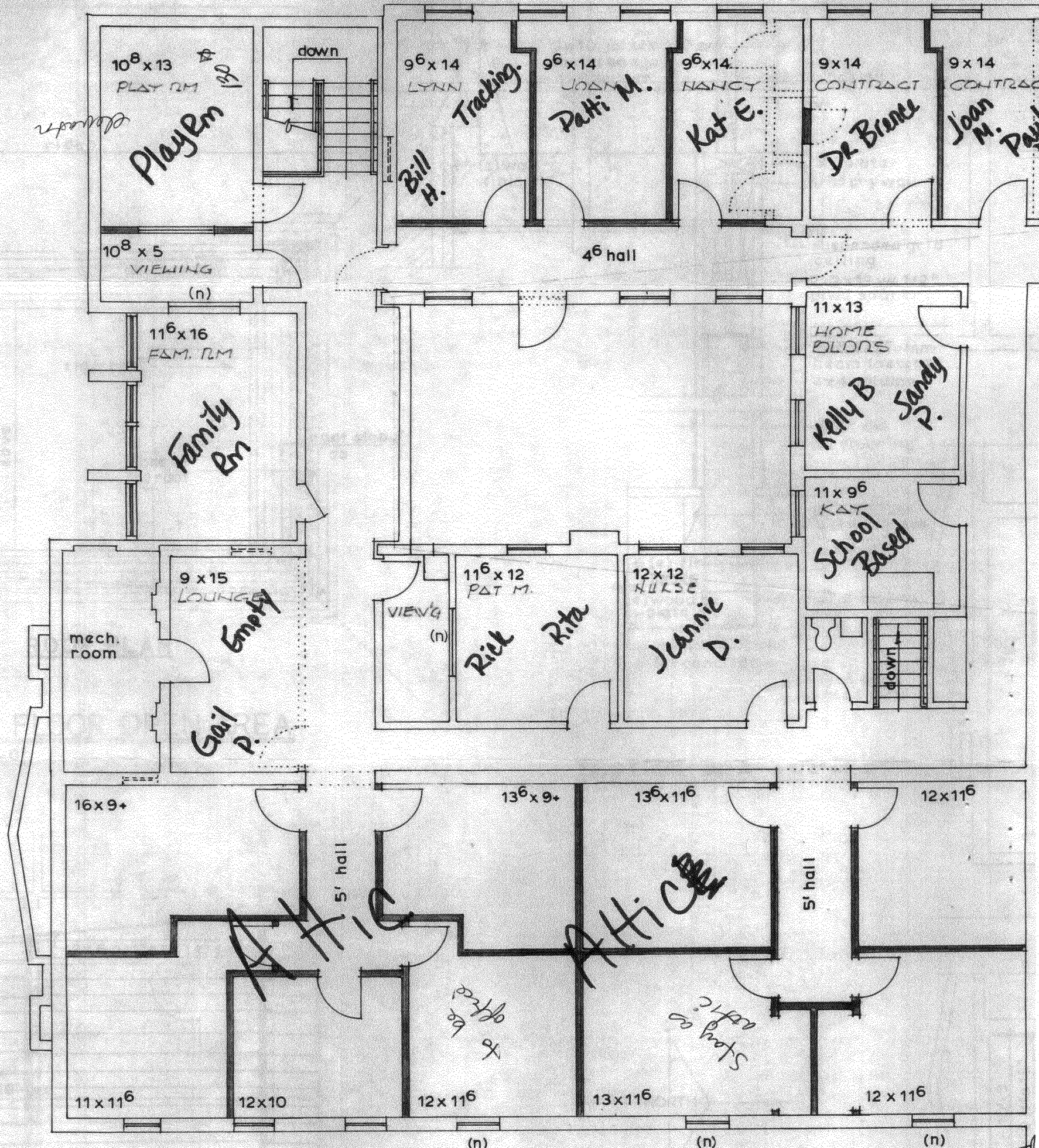
*You can save money on your taxes by making a year-end donation to CFI, or remembering us in your estate plan or will.
For more information on this and other options, please call or visit our website*

740 Gunnison Avenue ■ Grand Junction, CO 81501
970-241-0315 Voice & TTY ■ 970-245-3341 Fax ■ 1-800-613-2271 Toll Free ■ www.cfigj.org

25th Anniversary - Assisting People with Disabilities Since 1982

TO: LINDA
FAX: 245-3341





UPPER FLOOR 1



August 11, 2006

Center for Independence
Attn: Linda V. Taylor, Executive Director
1600 Ute Avenue, Suite 100
Grand Junction, CO 81501

Dear Ms. Taylor:

This is in response to your inquiry about the property located at 740 Gunnison Avenue. The property is zoned RMF-8, Residential Multi-Family – 8 units/acre. The former use of this building was office space and other uses associated with Colorado West Regional Mental Health. In accordance with the City Zoning & Development Code, the City would classify this land use as “all other community service” which would require a Conditional Use Permit from the City in order to operate in the RMF-8 District. However, since Colorado West Mental Health was operating at this location prior to the current Zoning & Development Code coming into effect in the year 2000, the use can continue, without the benefit of a Conditional Use Permit, subject to Section 3.8 A. 2. c. of the Zoning & Development Code which states that if a nonconforming use has been discontinued for any twelve (12) month period, the use shall be considered abandoned and shall not be reestablished.

As you are aware, this property is also currently non-conforming in regards to landscaping, parking and possibly building setback requirements of the City’s Zoning & Development Code. Your request is to occupy the above described property in the same manner as the previous occupant, office use for a community service tax exempt organization. Since the land use of “all other community service” is not changing, no additional requirements, Conditional Use Permit or site up-grade improvements will be required from the City for you to conduct business at this new location at this time. Any other type of community service tax exempt agency may also locate and share the use of this building with you. However, please be aware that use of any part of the property for anything other than a community service use is not allowed (ex: general office use for a non-community service agency, etc.).

Upgrades to the site, including additions and/or remodeling that requires a building permit will require compliance with the Zoning & Development Code (Section 3.8 B.).



Homestead Realty

737 Horizon Dr.
Grand Junction, Co. 81506

Marilyn Hammar

Broker Associate, GRI, MRE, CRS
VIP Relocation Specialist

Phone: 970-254-3936

1-800-955-0257

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Email: mhammar@c21hr.com

Web Site: c21hr.com

HUD Web Site: mcbreo.com



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If you should have any additional questions, please feel free to contact me at (970) 244-1447.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott D. Peterson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Scott D. Peterson
Senior Planner