

Planning \$	PA
TCP \$	16,022.80
Drainage \$	N/A
SIF\$	N/A

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

16,022.80

8883-0

BLDG PERMIT NO.
FILE # CUP-2007-286

Add. eqv. 10/09

Building Address 2531 Blichmann Avenue
 Parcel No. 2945-033-12-004 ~~2945-033-12-005~~
 Subdivision Foresight Park for Industry
 Filing 3 Block 8 Lot 5

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 10,400 Sq. Ft. Proposed 10,400
 Sq. Ft. of Lot / Parcel 145,490 1.84 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Gray Television, Inc.
 Address 2325 Interstate Avenue
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: Simple Subdivision

APPLICANT INFORMATION:

Name Gray Television, Inc - Dana McDonald
 Address 2325 Interstate Avenue
 City / State / Zip Grand Junction, CO 81505
 Telephone 970-243-4800

* FOR CHANGE OF USE:
 *Existing Use: Warehouse / Office
 *Proposed Use: Television Station & Offices

Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ 1,023,390⁰⁰
 OK RBE

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>I-0</u>	Maximum coverage of lot by structures <u>FAR .75</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>35 sp</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
Voting District <u>NA</u>	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 Dana McDonald Date 3/29/07
 Department Approval Ronnie Edwards Date 8/27/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21351</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-23-09</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)

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