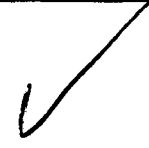


FEE \$ To be paid with site plan review
 TCP \$ To be determined with next permit
 DRAINAGE FEE \$

BLDG PERMIT NO. 57766
 FILE # SPR-96-210

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2520 BUCHMANN TAX SCHEDULE NO. 2945-033-15-942
 SUBDIVISION Foresight Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 40,000 S/F
 FILING 94L BLK _____ LOT 4-5 SQ. FT. OF EXISTING BLDG(S) 2-3 35,000 S/F
 (1) OWNER MCUSD #51 NO. OF DWELLING UNITS Lots 4-5
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 2115 Grand Ave. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE CALL L. Grasso 242-8500 248-2422
 (2) APPLICANT Grand Valley BOCES. USE OF ALL EXISTING BLDGS SCHOOL
 (2) ADDRESS 2508 BUCHMANN DESCRIPTION OF WORK & INTENDED USE: SCHOOL
 (2) TELEPHONE 248-1999

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 PI Landscaping / Screening Required: YES NO _____
 SETBACKS: Front _____ from Property Line (PL) Parking Req'mt 2 per student + 1 per employee
 or _____ from center of ROW, whichever is greater
 Side _____ from PL per plan Special Conditions: FOUNDATION ONLY
 Maximum Height per plan PERMIT - all site requirements will be resolved prior to issuance of next permit
 Maximum coverage of lot by structures _____ CENS.T. 10 T.ZONE 24 ANNEX # _____

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 G.J. 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).

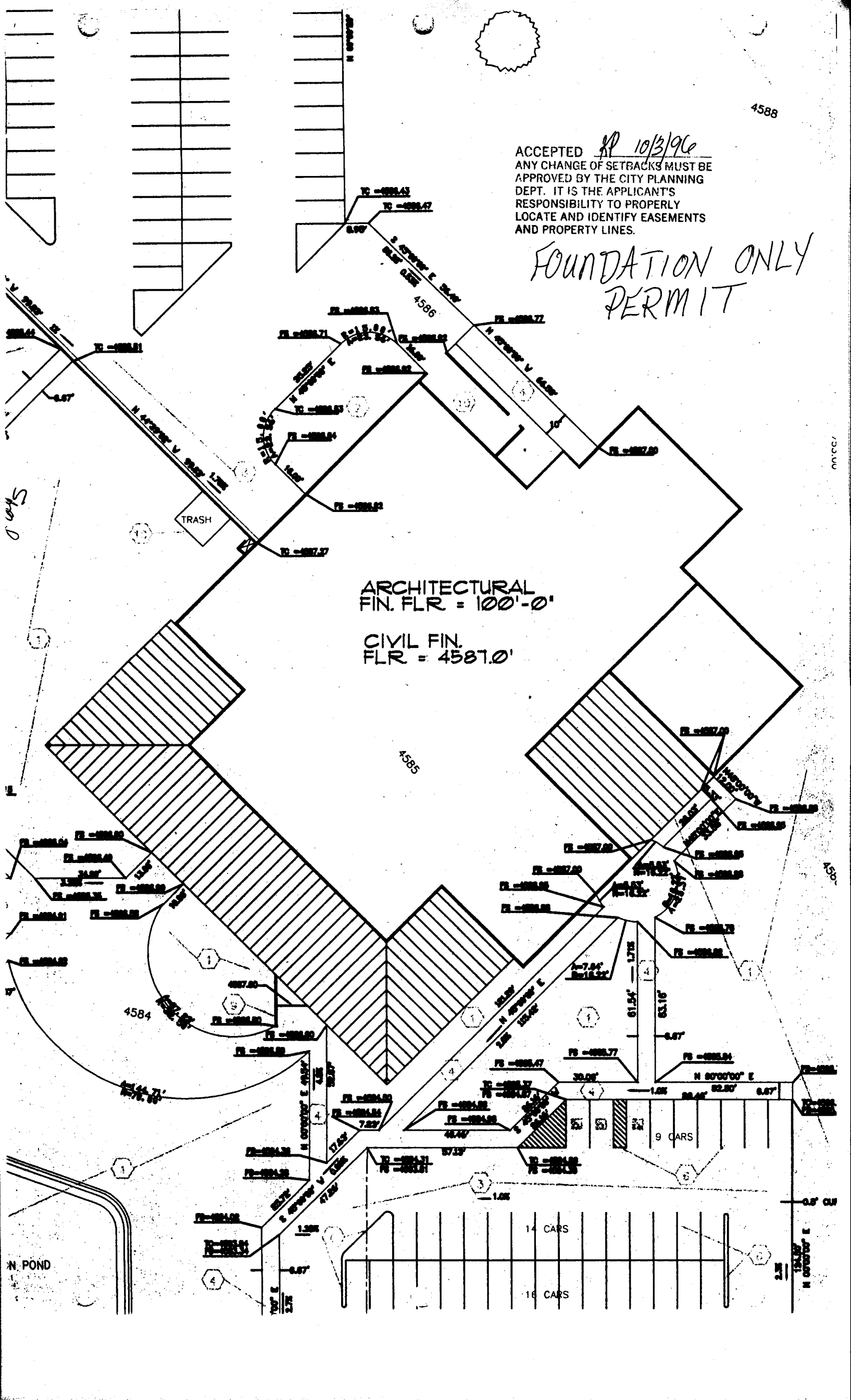
Applicant's Signature [Signature] Date 9/20/96
 Department Approval [Signature] Date 10/3/96
 Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____
 Utility Accounting Sewer w/o closure will be raised w/ Structure Plan Clearance Date 10/3/96

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

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

ACCEPTED *RP 10/3/96*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

FOUNDATION ONLY PERMIT



ARCHITECTURAL
FIN. FLR = 100'-0"
CIVIL FIN.
FLR = 4587.0'

S.D.

7/20/97

4586

0.5' CU

N. POND

9 CARS

14 CARS

16 CARS

4584

4585

4586

4584

