

FEE-\$ N/A

BLDG PERMIT NO. 48890

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 543 28³/₄ RD

TAX SCHEDULE NO. 2943-074-00942

SUBDIVISION (Nisley School)

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 13446

FILING BLK LOT ---

SQ. FT. OF EXISTING BLDG(S) ---

(1) OWNER SCHOOL DIST 51

NO. OF DWELLING UNITS
BEFORE: ~~5~~ AFTER: ~~5~~ CONSTRUCTION

(1) ADDRESS 2115 GRAND

NO. OF BLDGS ON PARCEL
BEFORE: 6 AFTER: 7 CONSTRUCTION

(1) TELEPHONE 245 2422

USE OF ALL EXISTING BLDGS SCHOOL

(2) APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE: RELOCATABLE CLASS ROOM

(2) ADDRESS ---

(2) TELEPHONE ---

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 PZ

Landscaping / Screening Required: YES --- NO ---

SETBACKS: Front 40' from Property Line (PL) or Parking Req'mt ---
40' from center of ROW, whichever is greater

Side 10' from PL Rear 10' from PL
Special Conditions: ---

Maximum Height 65'

Maximum coverage of lot by structures --- CENSUS TRACT 6 TRAFFIC ZONE 30

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 6-1-94

Department Approval [Signature] Date 6-1-94

Additional water and/or sewer tap fee(s) are required: YES possibly NO --- WIO No. 2009-0120-01-2

Utility Accounting [Signature] Date 6-1-94

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

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

Telephone
303) 243-3142



2935 North Avenue
Grand Junction, CO
81504

PRIDE THROUGH ACCOMPLISHMENT

June 1, 1994

Planning Commission
Grand Junction City Hall
Grand Junction, CO 81501

City Council of Grand Junction, Colorado
City Hall
Grand Junction, CO 81501

Dear Friends:

This letter is written in order to satisfy the School Board's obligation pursuant to section 22-32-124(1), C.R.S. Pursuant to this statute, it is the School Board's intention to advise you, and request that you consult with the School Board, concerning the proposed construction of a school structure or school building. In order to comply with said statute, we submit herewith a site development plan for your review and comment. Pursuant to the above mentioned statute, you may request a public hearing before the School Board relating to the proposed site development plan.

Sincerely,

FOR THE BOARD OF EDUCATION

By Mary K. Kalenian
Secretary to the Board

Mesa County Valley School District No. 51

