

FEE \$	5.00
TCP \$	-0-
DRAINAGE FEE \$	-0-

BLDG PERMIT NO.	52705
FILE #	

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

1003-0350-03-6 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	930 Wte	TAX SCHEDULE NO.	2945-144-27-942
SUBDIVISION		SQ. FT. OF PROPOSED BLDG(S)/ADDITION	
FILING	BLK	LOT	
(1) OWNER	Mesa County Valley School Dist #51	SQ. FT. OF EXISTING BLDG(S)	11,200
(1) ADDRESS	2115 Grand Ave	NO. OF DWELLING UNITS	
(1) TELEPHONE	245-2422	BEFORE:	— AFTER: — CONSTRUCTION
(2) APPLICANT	Owner	NO. OF BLDGS ON PARCEL	
(2) ADDRESS	same	BEFORE:	— AFTER: — CONSTRUCTION
(2) TELEPHONE	same	USE OF ALL EXISTING BLDGS	School & Admin
		DESCRIPTION OF WORK & INTENDED USE:	Remodel old school

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE	<input checked="" type="checkbox"/>	Landscaping / Screening Required:	YES	NO
SETBACKS: Front		Parking Req'mt		
or		Special Conditions:	Interior Remodel - No change in use	
Side		Maximum Height		
Rear		Maximum coverage of lot by structures		
		CENS.T.	2	T.ZONE 36 ANNX #

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	<u>John Gammill</u>	Date	
Department Approval	<u>Marcia Babideaux</u>	Date	7-5-95
Additional water and/or sewer tap fee(s) are required:	YES	NO	X
Utility Accounting	<u>Miller Fowler</u>	Date	7-5-95

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)