

Planning \$ <u>PAYD with SUP</u>	Drainage \$ <u>0</u>
TCP \$ <u>PAYD with All school projects</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>162067</u>
FILE # <u>SUP-1997-136</u>

### 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 588 25 1/2 ROAD TAX SCHEDULE NO. 2945-101-00-942

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 38,077

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER SCHOOL DISTRICT 51 NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION \_\_\_\_\_

(1) ADDRESS 2115 Grand Ave NO. OF BLDGS ON PARCEL  
BEFORE: 2 AFTER: 3 CONSTRUCTION  
+ 4 modulars

(1) TELEPHONE 245-8182 USE OF ALL EXISTING BLDGS Elementary School

(2) APPLICANT Ken Ivie (Rep) DESCRIPTION OF WORK & INTENDED USE: Additions  
to Pomona Elementary School + 200 more

(2) ADDRESS 330 24th COURT File # SUP-1997-136 STUDENT CAPACITY

(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 0 from Property Line (PL) or 55' from center of ROW, whichever is greater  
Side 0' from PL Rear 10' from PL Parking Req'mt As Per Approved plan

Maximum Height 65' Special Conditions: SEE Approved site PLAN - File # SUP-1997-136 with Addendum

Maximum coverage of lot by structures NA Census Tract 4 Traffic Zone 10 Annx # 147

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 9/17/97

Department Approval [Signature] Date 9/17/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting PART OF FERRIS INDUSTRIAL TREATMENT PLANT Date 9/17/97

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)