

Planning \$ <u> </u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>61231</u>
FILE # <u>SUP-1997-085</u>

PLANNING CLEARANCE

504-1200-01-2 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1400 N 5TH TAX SCHEDULE NO. 2945-113-12-9402

SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9960

FILING NA BLK 3 LOT NA SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER MCVSD #51 NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 2115 Grand Ave NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 5 CONSTRUCTION

(1) TELEPHONE (970) 245-8182

(2) APPLICANT Same USE OF ALL EXISTING BLDGS School

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: classroom

(2) TELEPHONE _____ Addition

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 _____ from Property Line (PL) or _____
40 from center of ROW, whichever is greater Parking Req'mt as per plan

Side 10 from PL Rear 10 from PL Special Conditions: as per approved
plans

Maximum Height 65 _____
 Maximum coverage of lot by structures _____
 Census Tract 4 Traffic Zone 34 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 [Signature] Date 7-17-97

Department Approval [Signature] Date 7-17-97

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

Utility Accounting [Signature] Date 7-17-97

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)

GRANT OF EASEMENT

LAUREL L. COLEMAN, whose legal address is 464 25 1/2 Road, Grand Junction, CO 81503 (Grantor), for and in consideration of Three Thousand One Hundred Dollars (\$3,100.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, and convey, unto MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51, whose legal address is 2115 Grand Avenue, Grand Junction, Colorado 81501 (Grantee), its successors and assigns, the following interests in real estate and real property improvements (premises) lying and being in the County of Mesa, State of Colorado, in a location described as follows:

A permanent right-of-way for the purpose of installing, maintaining, repairing, altering, inspecting, replacing, removing and/or changing the size of underground sewer pipeline facilities located in and on the premises described as follows:

An area of land in Lot 19 of Capitol Hill Subdivision in Mesa County, Colorado, extending five (5) feet north and five (5) feet south of the following centerline:

Beginning at the southeast corner of said Lot 19, and proceeding thence north along the east boundary line of said Lot 19 a distance of 205 feet to the point of beginning, thence west to a point along the west boundary line of said Lot 19 which lies 205 feet north of the southwest corner of said Lot 19.

together with the right to a sewer tap on 7th street adjacent thereto.

RESERVING unto the Grantor, Grantor's successors and assigns, the right to use, modify and enjoy the premises for any purpose consistent with the rights and purpose herein granted to the Grantee and which will not interfere with or endanger any of the Grantee's property or facilities or the use thereof; provided, however, that the reservation shall not include the right to erect or cause to be erected any permanent buildings, structures, trees or other obstructions on the premises. Any use of the premises undertaken by the Grantor or Grantor's successors or assigns, shall be upon terms which will provide for reimbursement to the Grantee of the cost of any damages to the Grantee's property made necessary or occasioned by such use. In the event the terms of this paragraph are violated by the Grantor or any person in privy with it, or by Grantor's successors or assigns, such violation shall be corrected and eliminated promptly upon receipt of notice from the Grantee and, in the alterna-

