

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>A</u>
TCP \$ <u>A</u>	School Impact \$ <u>A</u>

BLDG PERMIT NO. <u>60787</u>
FILE #

PLANNING CLEARANCE

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

2008-0450-02-1 **Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 830 Gunnison TAX SCHEDULE NO. 245-141-22-942

SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100

FILING _____ BLK 41 LOT 1-32 SQ. FT. OF EXISTING BLDG(S) ?

(1) OWNER Mesa Co School Dist #5 NO. OF DWELLING UNITS
BEFORE one AFTER: one CONSTRUCTION

(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
(1) TELEPHONE school- 242-0512 adm- 245-2422 BEFORE one AFTER: one CONSTRUCTION

(2) APPLICANT Dale Schoenbeck USE OF ALL EXISTING BLDGS School

(2) ADDRESS 116 Donaldson Rd DESCRIPTION OF WORK & INTENDED USE: Students
are building a Accessory Bldg.
in courtyard

(2) TELEPHONE 245-2749

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 P2 Landscaping / Screening Required: YES _____ NO _____

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

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

Maximum Height 45'

Maximum coverage of lot by structures _____ Census Tract 2 Traffic Zone 30 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 Dale Schoenbeck Date 6-19-97

Department Approval Bill Nell Date 6-18-97

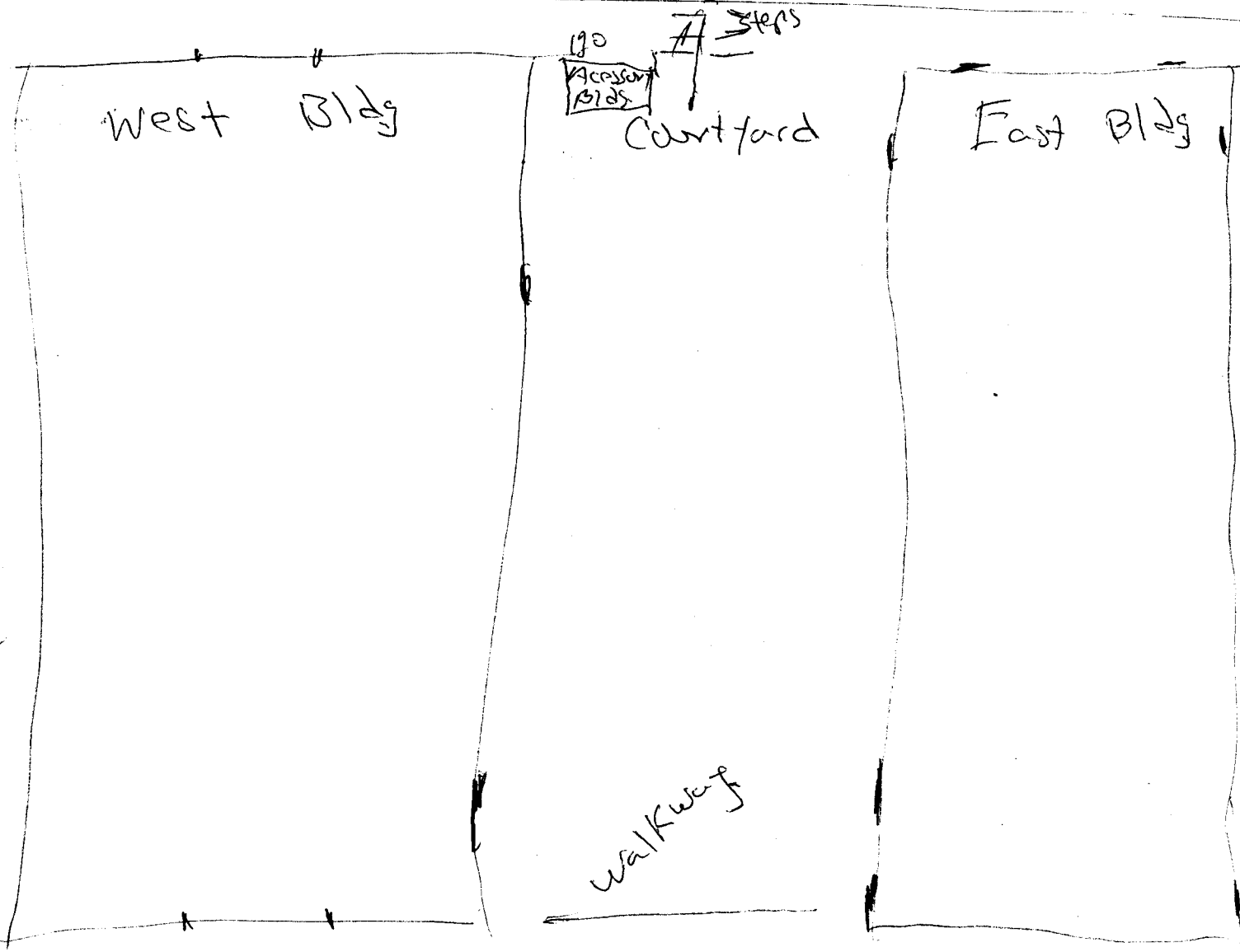
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Cattendricks Date 6-19-97

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)

Hill



Gunnison

ACCEPTED 6/19/97 SLL per BN
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.