

Planning \$ <u>paid</u>	Drainage \$ <u>1,634.73 - to be billed</u>
TCP \$ <u>paid</u>	School Impact \$

BLDG PERMIT NO. <u>63054</u>
FILE # <u>SUP-1997-192</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 2736 Unawap TAX SCHEDULE NO. 2945-243.00-943
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6810
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER MCVSD #51 NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 2115 Grand Ave NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) TELEPHONE 245-8182 USE OF ALL EXISTING BLDGS School + Pool
 (2) APPLICANT Ken Ivic DESCRIPTION OF WORK & INTENDED USE: School
 (2) ADDRESS 2115 Grand addition
 (2) TELEPHONE 245-8182

✓ 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 R2 Landscaping / Screening Required: YES existing NO _____
 SETBACKS: Front _____ from Property Line (PL) or 55' from center of ROW, whichever is greater
 Parking Req't existing
 Side 10' from PL Rear 10' from PL
 Special Conditions: _____
 Maximum Height 65
 Maximum coverage of lot by structures _____
 Census Tract 13 Traffic Zone 80 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 12-10-97

Department Approval [Signature] Date 12/10/97

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

Utility Accounting [Signature] with the reviewed Date 12-10-97

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)