

Planning \$ <u>10.00</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>65541</u>
FILE #

### 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 600 N 14<sup>th</sup> ST TAX SCHEDULE NO. 2445-132-06-942  
 SUBDIVISION Lincoln Park Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1464 (24x60)  
 FILING — BLK 3 LOT 1 thru 24 SQ. FT. OF EXISTING BLDG(S) to be removed  
 (1) OWNER Mesa County School Dist NO. OF DWELLING UNITS  
 BEFORE: — AFTER: — CONSTRUCTION  
 (1) ADDRESS 600 N 14<sup>th</sup> St NO. OF BLDGS ON PARCEL  
Lincoln Park Elementary BEFORE: 2 AFTER: 2 CONSTRUCTION  
 (1) TELEPHONE — USE OF ALL EXISTING BLDGS School  
 (2) APPLICANT Nelson Engineering DESCRIPTION OF WORK & INTENDED USE:  
 (2) ADDRESS 321 S. Redlands Rd replacement  
 (2) TELEPHONE 241-0429 new modular classroom

Tom Nelson

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 40' from Property Line (PL) or Parking Req'mt —  
55' from center of ROW, whichever is greater  
 Side 0' to 10' next to residential Special Conditions: Replace existing modular  
 Rear — from PL

Maximum Height 65'  
 Maximum coverage of lot by structures — Genus Tract 7 Traffic Zone 38 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 Thomas J Nelson Date 6/4/98

Department Approval Kathy Porter Date 6/5/98

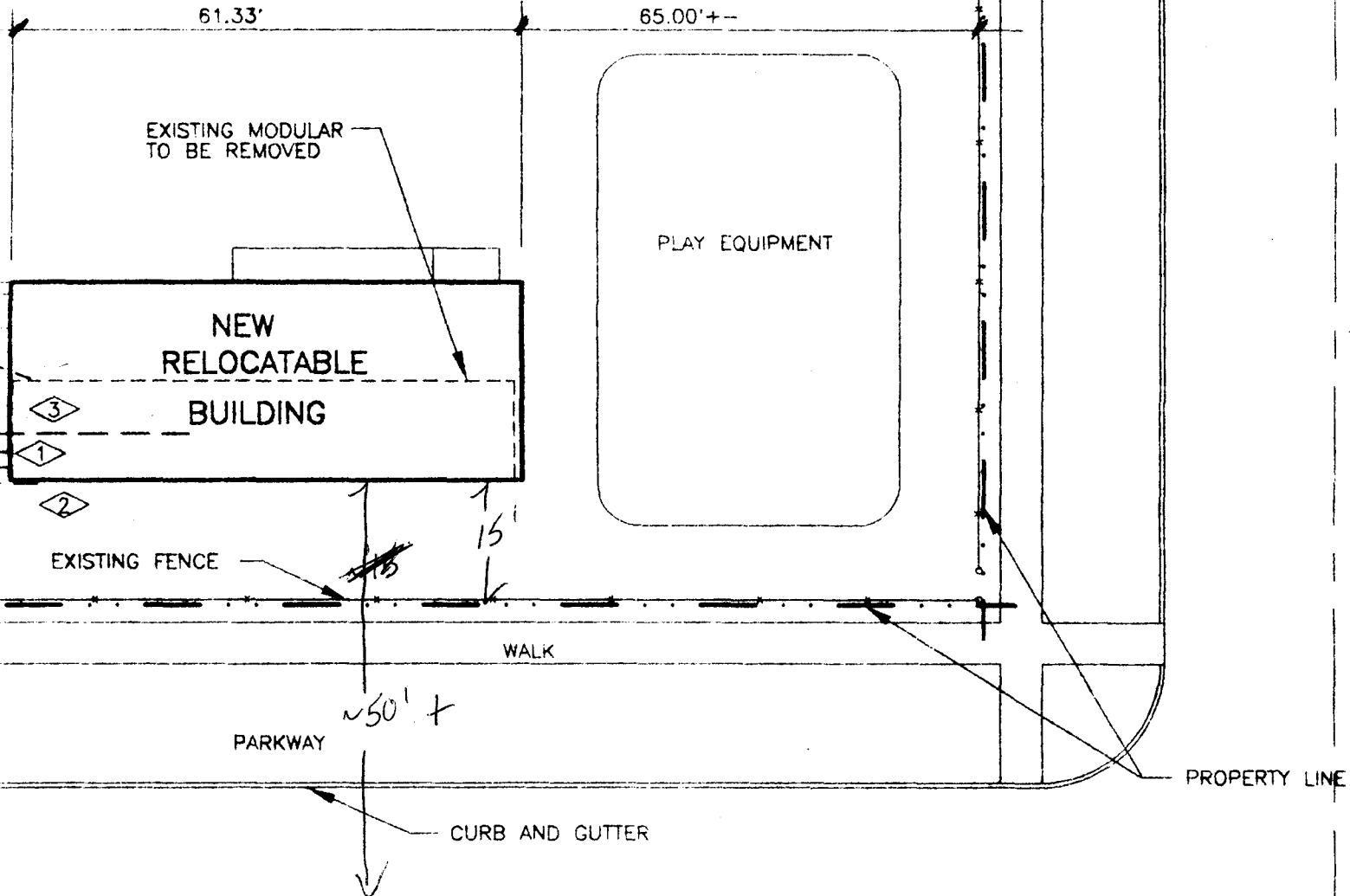
Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. 2005-1150-01-2

Utility Accounting Richardson Date 6-12-98 Review school annually #185452

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)

15TH. STREET



*Chipeta*

ACCEPTED *KP 6/5/98*  
ANY CHANGE OF RECORDS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. AND THE APPLICANT'S  
RESPONSIBILITY TO PROBABLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES