

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

BLDG PERMIT NO. <u>65542</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 624 N 9th St TAX SCHEDULE NO. 2945-141-28-942
 SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1464
 FILING — BLK 47 LOT 1 thru 32 SQ. FT. OF EXISTING BLDG(S) To be removed

(1) OWNER Mesa County School Dist 5 NO. OF DWELLING UNITS
 BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 624 N 9th St

NO. OF BLDGS ON PARCEL
 BEFORE: 4 AFTER: 4 CONSTRUCTION

(1) TELEPHONE —

(2) APPLICANT Nelson Engineering USE OF ALL EXISTING BLDGS School / Carpet area

(2) ADDRESS 321 S. Redlands Rd DESCRIPTION OF WORK & INTENDED USE: replacing modular

(2) TELEPHONE 241-0429

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 X

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

Side 50 or 10' next to residential Special Conditions: replace existing modular
 Rear — from PL

Maximum Height 65'
 Maximum coverage of lot by structures — Census Tract 2 Traffic Zone 36 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 Tom Nelson Date 6/4/98

Department Approval Kathy Porter Date 6/5/98

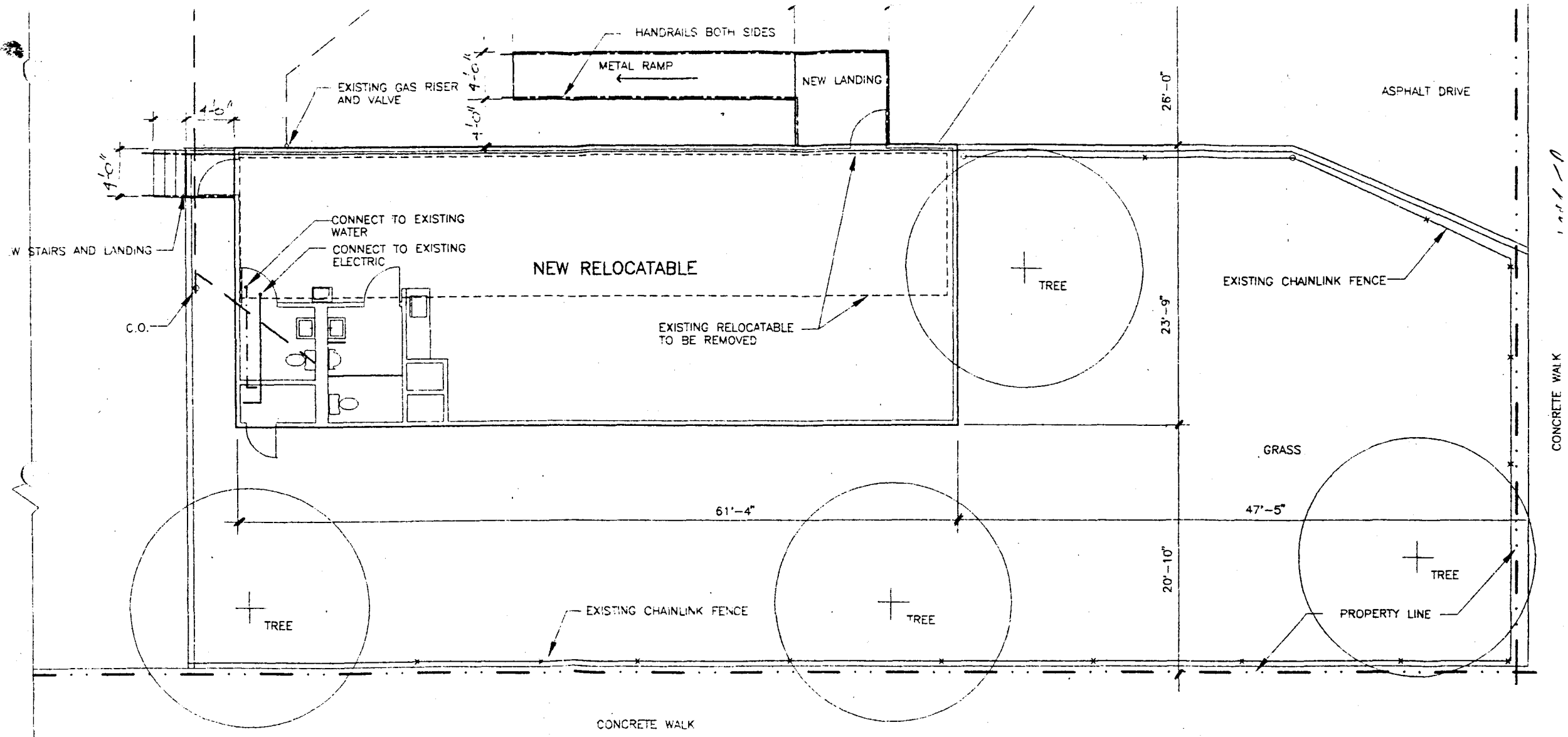
Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 2005-0570-03-3

Utility Accounting Richard Date 6-7-98
Review Schools Annually

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)

Tom Nelson



Chipeta

ACCEPTED *RP 6/5/98*
 ANY CHANGE OR ALTERATION MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE CITY PLANNING
 DEPARTMENT IS NOT RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.