

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

BLDG PERMIT NO. <u>052110</u>
FILE # <u>—</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 2115 Grand Ave TAX SCHEDULE NO. 2945-134-00-942

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900

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

(1) OWNER Mesa County School Dist 51 NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2115 Grand Ave NO. OF BLDGS ON PARCEL
 BEFORE: 8 AFTER: 8 CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT Nelson Engineering USE OF ALL EXISTING BLDGS School District

(2) ADDRESS 321 S. Redlands Rd DESCRIPTION OF WORK & INTENDED USE: replace
refrigerator unit w/ modular unit
for computer repair

(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
40 from center of ROW, whichever is greater Parking Req'mt existing

Side 0 from PL Rear 0 from PL Special Conditions: _____

Maximum Height 65

Maximum coverage of lot by structures _____ Genus Tract 7 Traffic Zone 40 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 5/20/98

Department Approval Kathy Portner Date 5/20/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. 3381-2105

Utility Accounting R. Richardson Date 5-20-98 ^{TR}

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)

21ST.

BUILDIN

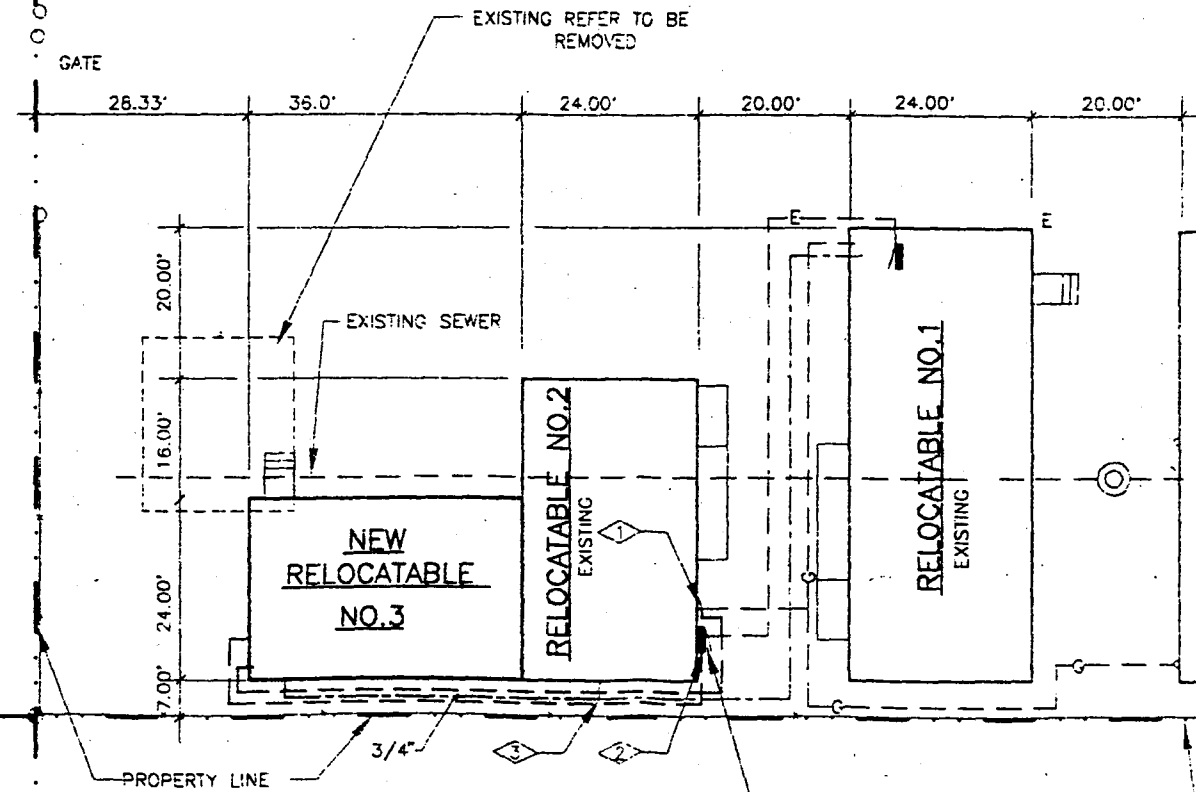
ACCEPTED *KP 5/20/98*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GATE

GATE

M.H.

M.H.



BUILDING NO.6
EXISTING

METAL STEPS AND LANDING

EXISTING CHAINLINK FENCE

EXISTING ELEC. PANEL

P.O.C.

PROPERTY LINE

3/4"

NEW
RELOCATABLE
NO.3

RELOCATABLE NO.2
EXISTING

RELOCATABLE NO.1
EXISTING

EXISTING SEWER

EXISTING REFER TO BE
REMOVED