

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

BLDG PERMIT NO. <u>69906</u>
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

(4)

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BUILDING ADDRESS 1400 N 5th
SUBDIVISION High School Addition
FILING _____ BLK 3 LOT _____
OWNER School District 51
ADDRESS 1400 N 5th
TELEPHONE 245 2422
APPLICANT Debra H. Clune
ADDRESS 2510 So Broadway
TELEPHONE 245 2738

TAX SCHEDULE NO. 2945-113-12-942
SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120#
SQ. FT. OF EXISTING BLDG(S) ? school
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS School
DESCRIPTION OF WORK & INTENDED USE: addition
of freezer for cafeteria

✓ **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
SETBACKS: FRONT: ~~55~~ 55' from Property Line (PL) or
55' from center of ROW, whichever is greater
SIDE: 10 from PL REAR: 10 from PL
MAXIMUM HEIGHT 65'
MAXIMUM COVERAGE OF LOT BY STRUCTURES -

LANDSCAPING/SCREENING REQUIRED: YES _____ NO -
PARKING REQUIREMENT: -
SPECIAL CONDITIONS: -
CENSUS TRACT 4 TRAFFIC ZONE 34 ANNEX _____

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 Grand Junction 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 Debra H. Clune Date 4/30/99
Department Approval Jeri V. Berman Date 4-30-99

No site plan req'd

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no charge</u>
Utility Accounting <u>Kelley Vanover</u>			Date <u>4-30-99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)