

TCP \$                      School Impact \$                     

BIDS PERMIT NO. 76176  
FILE #                     

**PLANNING CLEARANCE**  
(multifamily and non-residential remodels and change of use)  
**Grand Junction Community Development Department**

*ex*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 830 Gunnison  
SUBDIVISION                       
FILING                      BLK 41 LOT 1-32  
OWNER School District 51  
ADDRESS 2115 Grand Ave  
TELEPHONE 245-2422  
APPLICANT Delbert McClure  
ADDRESS 2510 S Broadway GT 81503  
TELEPHONE 245-2938

TAX SCHEDULE NO. 2945-141-22-942  
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 881,110  
ESTIMATED REMODELING COST \$ \$7,000  
NO. OF DWELLING UNITS: BEFORE                      AFTER                       
CONSTRUCTION  
USE OF ALL EXISTING BLDGS School  
DESCRIPTION OF WORK & INTENDED USE: Relocate 7th dual class room

*24x56  
temp  
movable  
module*

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 CSR SPECIAL CONDITIONS:                       
PARKING REQUIREMENT: no change  
LANDSCAPING/SCREENING REQUIRED: YES                      NO                       
CENSUS TRACT 2 TRAFFIC ZONE 36 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.

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 that 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 Delbert McClure Date 7/7/00  
Department Approval Ronnie Edwards Date 7-7-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting <u>RD Vonarus</u>			Date <u>7-7-00</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)