

Copy - file in book

*(Handwritten initials)*

Planning \$ <u>paid</u>	Drainage \$ <u>1,634.73 - to be billed</u>
TCP \$ <u>paid</u>	School Impact \$

BLDG PERMIT NO. <u>103054</u>
FILE # <u>SUP-1997-192</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 2736 Unawef

SUBDIVISION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

(1) OWNER MCUSD #51

(1) ADDRESS 2115 Grand Ave

(1) TELEPHONE 245-8182

(2) APPLICANT Ken Ivic

(2) ADDRESS 2115 Grand

(2) TELEPHONE 245-8182

TAX SCHEDULE NO. 2945-243.00-943

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6810

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

USE OF ALL EXISTING BLDGS School + Pool

DESCRIPTION OF WORK & INTENDED USE: School addition

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 R2

SETBACKS: Front \_\_\_\_\_ 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 existing

Parking Req'mt existing

Special Conditions: \_\_\_\_\_

Census Tract 13 Traffic Zone 80 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 [Signature] Date 12-10-97

Department Approval [Signature] Date 12/10/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting [Signature] *will be reviewed* date 12-10-97

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