

Planning \$ _____	Drainage _____
TCP \$ <u>1250⁰⁰</u>	School Impact \$ _____

G PERMIT NO. <u>90202</u>
FILE # <u>MSP-2003-064</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

*3297
2052
300*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 310 No. 7th Street

TAX SCHEDULE NO. 2945-144-05-942

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1344 s.f.

FILING _____ BLK 84 LOT _____

SQ. FT. OF EXISTING BLDG(S) 16244 s.f.

OWNER Mesa County Valley School District 51

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____

CONSTRUCTION

ADDRESS 2115 Grand Ave. GJ

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

CONSTRUCTION

TELEPHONE 970-254-5100

USE OF ALL EXISTING BLDGS School

APPLICANT Eric Nilsen

DESCRIPTION OF WORK & INTENDED USE: Add a

ADDRESS 2115 Grand Ave. GJ

modular classroom building

TELEPHONE 970-254-5233

✓ *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 CBR

LANDSCAPING/SCREENING REQUIRED: YES NO _____

See approval letter

SETBACKS: FRONT: 15 from Property Line (PL) or _____ from center of ROW, whichever is greater
SIDE: 5' from PL REAR: 10' from PL

PARKING REQUIREMENT: 155

MAXIMUM HEIGHT 65'

SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES 100%

GENSUS TRACT _____ TRAFFIC ZONE _____ 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 Eric Nilsen

Date 4-9-2003

Department Approval [Signature]

Date 6-3-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>existing EQU</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6-3-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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