

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

BLDG PERMIT NO. <u>90968</u>
FILE # _____

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1040 River Circle
2660 Hanager
(School address)

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-234-00-940

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192

SQ. FT. OF EXISTING BLDG(S) _____

OWNER McCall County Valley School Dist # 51

ADDRESS 2115 GRAND AVE

TELEPHONE 970-254-5100

APPLICANT Chal Clark

ADDRESS 2115 GRAND AVE

TELEPHONE 970-254-5100

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: _____
CONSTRUCT SHADE STRUCTURE FOR
STUDY AREA

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

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

MAXIMUM HEIGHT 65

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____
Max. FAR 60

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: on portion of property
out of 100-year floodplain

CENSUS 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 [Signature] Date 8-19-03

Department Approval [Signature] / per Kathy Portner Date 8/20/03

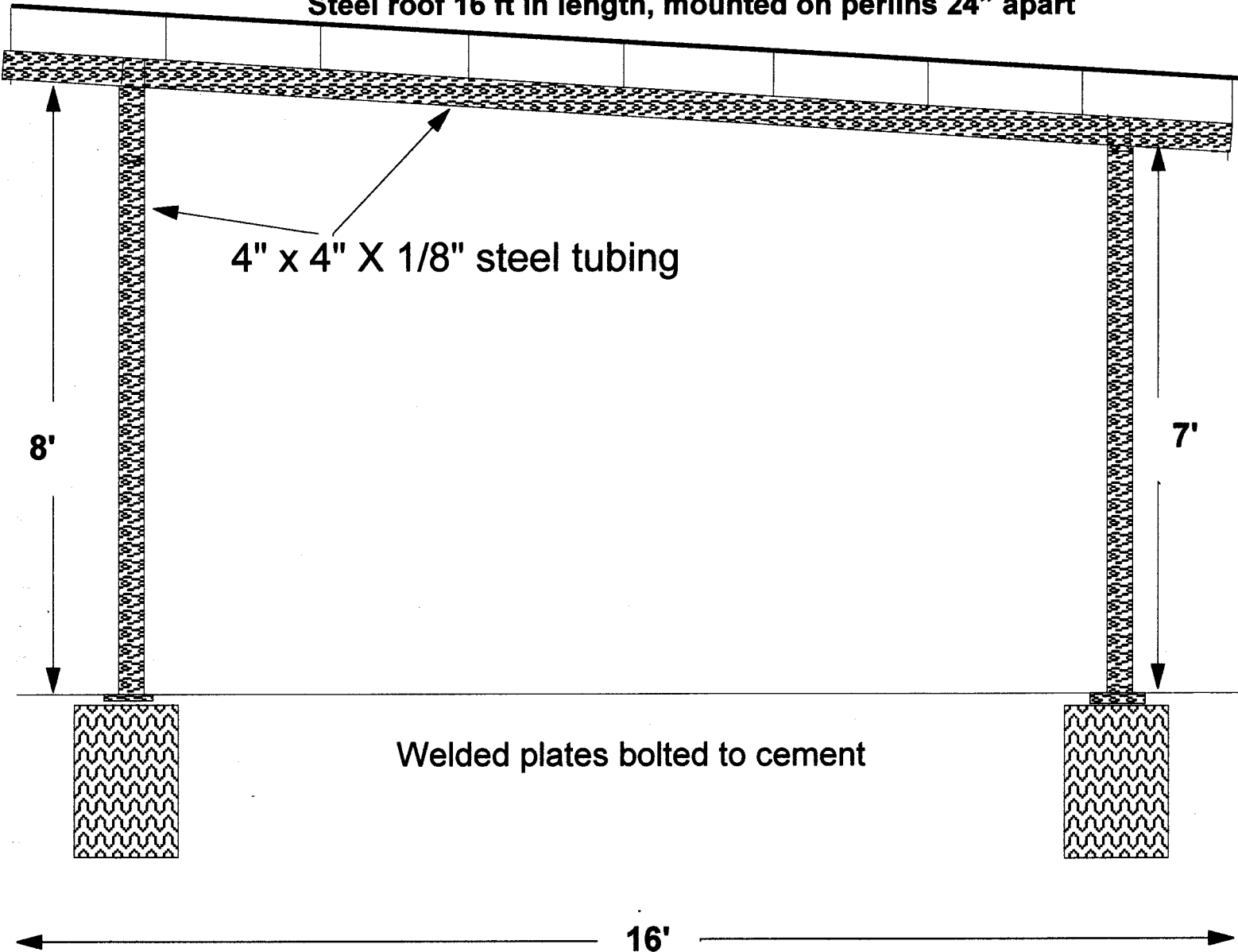
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>8-20-03</u>

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

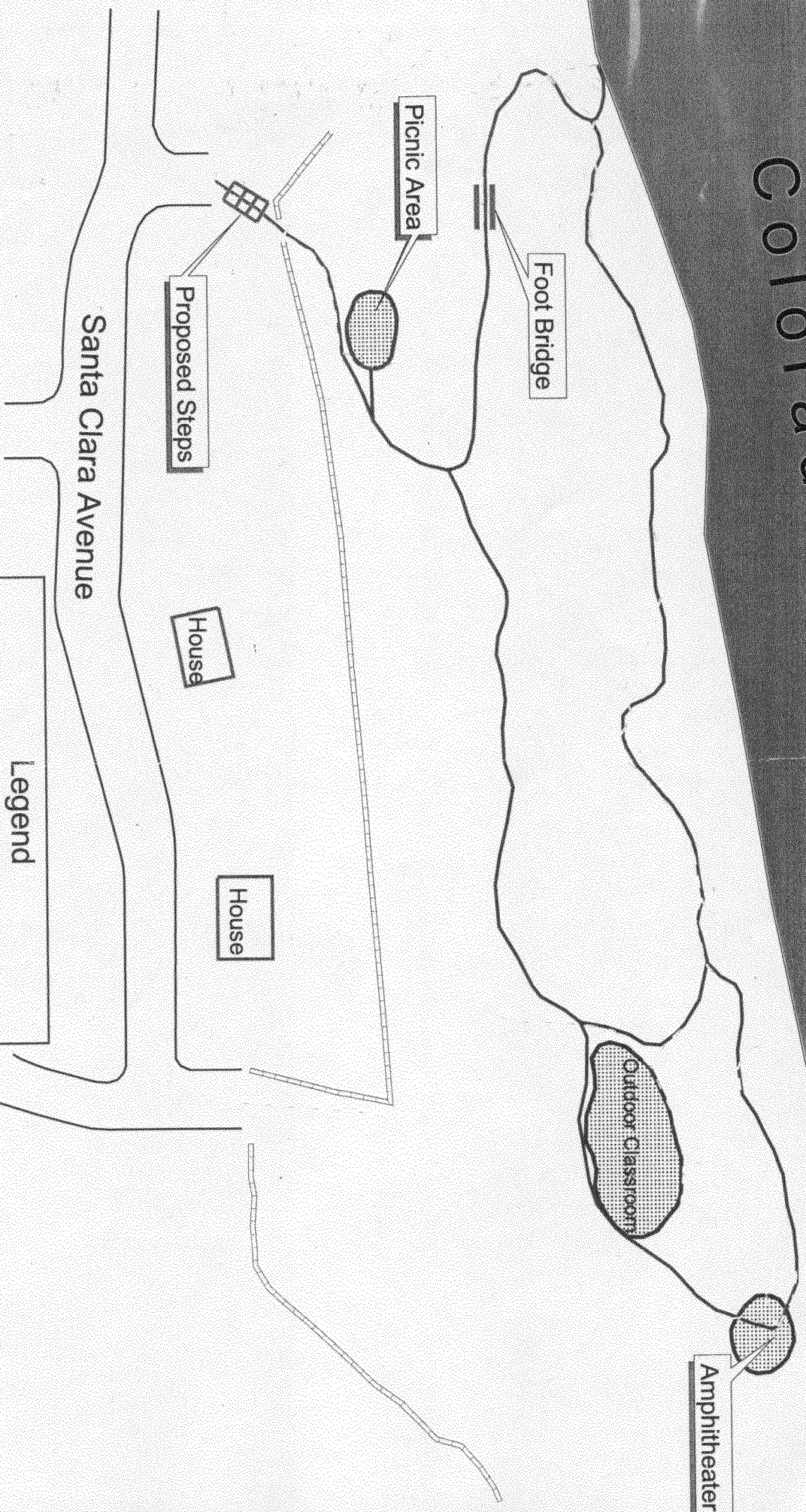
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Student Shelter – Side View 12' X 16'

Steel roof 16 ft in length, mounted on perlins 24" apart



Colorado River

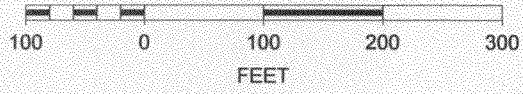


City of Grand Junction GIS City Map ©

- Parcels**
- Address Label
- Air Photos**
- 2002 Photos
- Highways**
- Streets 2**
- School Boundaries**
- School Buildings



SCALE 1 : 1,915



2945-234-09035

ACCEPTED *Alisa Wagner* 8/20/03
 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.

Location for study shelter area



Location for shelter
study area 12' X 16'

View up the river looking east

