

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

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

Grand Junction Community Development Department

GRAND JUNCTION HIGH SCHOOL 7257-4529 EXISTING EOW = 20.24
ORIGINAL EOW = 132

BUILDING ADDRESS 1400 N. 5th St
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-113-12-942
 SQ. FT. OF EXISTING BLDG(S) 141,835
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 12,000 Gym + 131,000 Tech Ed

OWNER SCHOOL DISTRICT 51
 ADDRESS 2115 Grand Av
 CITY/STATE/ZIP Grand Jct, Co 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE X AFTER X
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE X AFTER X
 CONSTRUCTION

APPLICANT Blythe Design for SCHOOL DISTRICT 51
 ADDRESS 618 Rood Av
 CITY/STATE/ZIP Grand Jct, Co 81501
 TELEPHONE (970) 242-1058

USE OF ALL EXISTING BLDG(S) HIGH SCHOOL
 DESCRIPTION OF WORK & INTENDED USE: Addition of 2nd Gym & Technology Building & Parking 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 <u>CSR</u> SETBACKS: FRONT: <u>15</u> from Property Line (PL) or <u>5</u> from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>65'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>1.00 FAR</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>NO CHANGE</u> SPECIAL CONDITIONS: _____
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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]
 Department Approval [Signature]

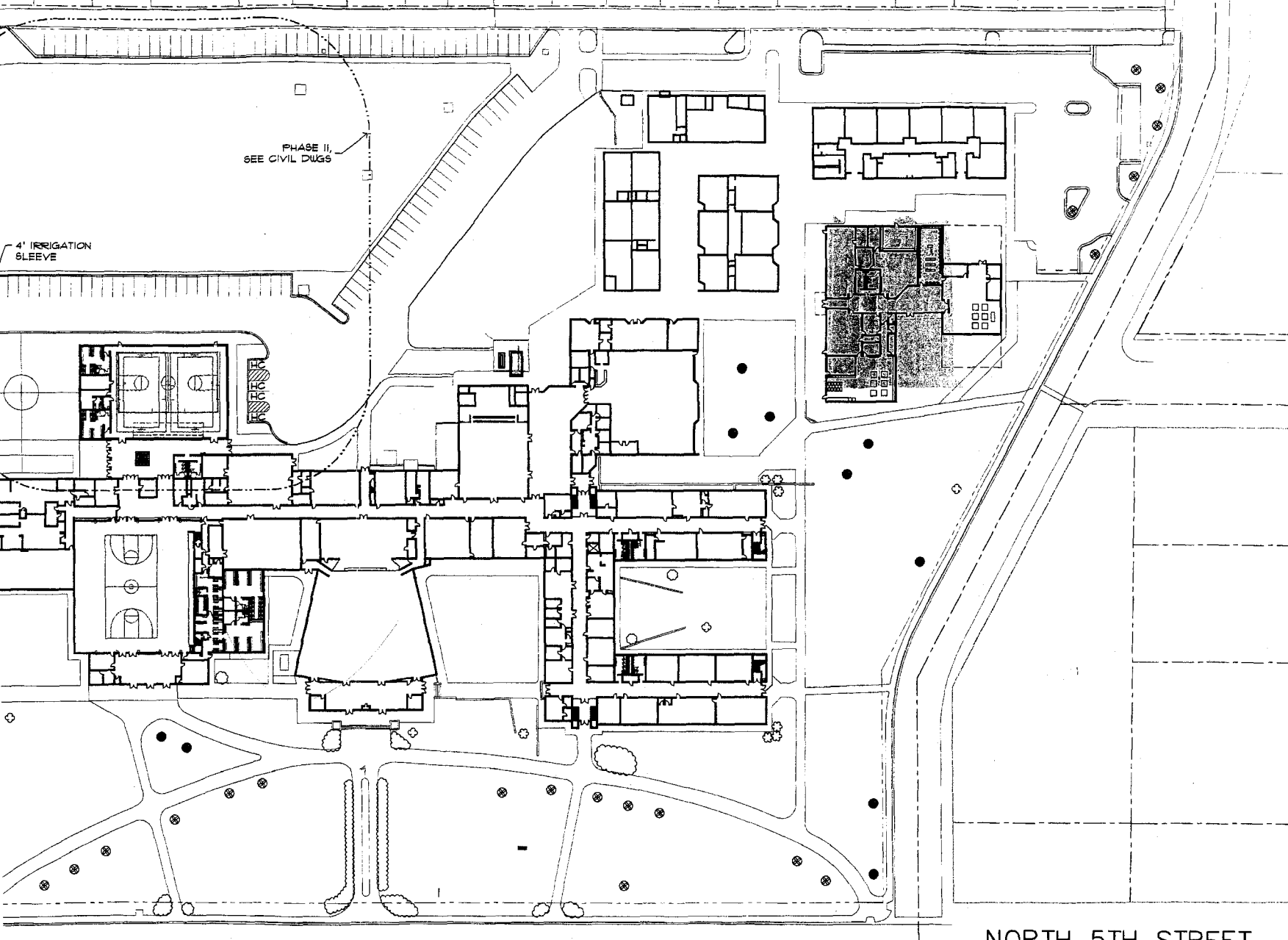
Date 5-18-2005
 Date May 18, 2005

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>EXISTING EOW SURVEY BASED</u>
Utility Accounting			Date <u>5/18/05</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)

804 GRAND AVENUE
GRAND JUNCTION,
CO 81501
(970) 245-7383
(970) 245-7437 (FAX)



PHASE II,
SEE CIVIL DWGS

4" IRRIGATION
SLEEVE

NORTH 5TH STREET

PROJECT PHASE

CD

APPROVED BY:

PROJECT NO: 0501

DATE ISSUED: 04/29/05

DATE REVISED:

DRAWN BY: JLF

SHEET SIZE: 36x24

GRAND JUNCTION HIGH SCHOOL
ADDITION REMODEL PHASE II
GRAND JUNCTION, CO 81501

APPROVED FOR CONSTRUCTION

Outlets
MAY 18, 2005