

Planning \$ <u>565<sup>00</sup> PMD</u>	Drainage \$ <u>TBD</u>
TCP \$ <u>21,231 PMD</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO.
FILE # <u>SPR-2005-088</u>

*A*  
**FOUNDATION ONLY PERMIT**

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## 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 432 ~~432~~ 30 1/4 RD

TAX SCHEDULE NO. 2943-163-00-211

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) -0-

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

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 56,466

OWNER MESA COUNTY VALLEY SCHOOL DISTRICT 51

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE     AFTER      
CONSTRUCTION

ADDRESS 2115 GRAND AV

NO. OF BLDGS ON PARCEL: BEFORE     AFTER      
CONSTRUCTION

CITY/STATE/ZIP GJ CO 81501

USE OF ALL EXISTING BLDG(S) SCHOOL

APPLICANT DAVID DETUNER - BLYTHE DESIGN

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 618 ROOD AVE

BUILD NEW ELEMENTARY SCHOOL

CITY/STATE/ZIP GJ CO 81501

TELEPHONE 242-1058

SEWER FEES PAID

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>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>SEE PLAN WHEN FINAL CLEARANCE PLANNING IS ISSUED</u>
MAX. HEIGHT <u>65'</u>	_____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

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 \_\_\_\_\_

Date 10-3-05

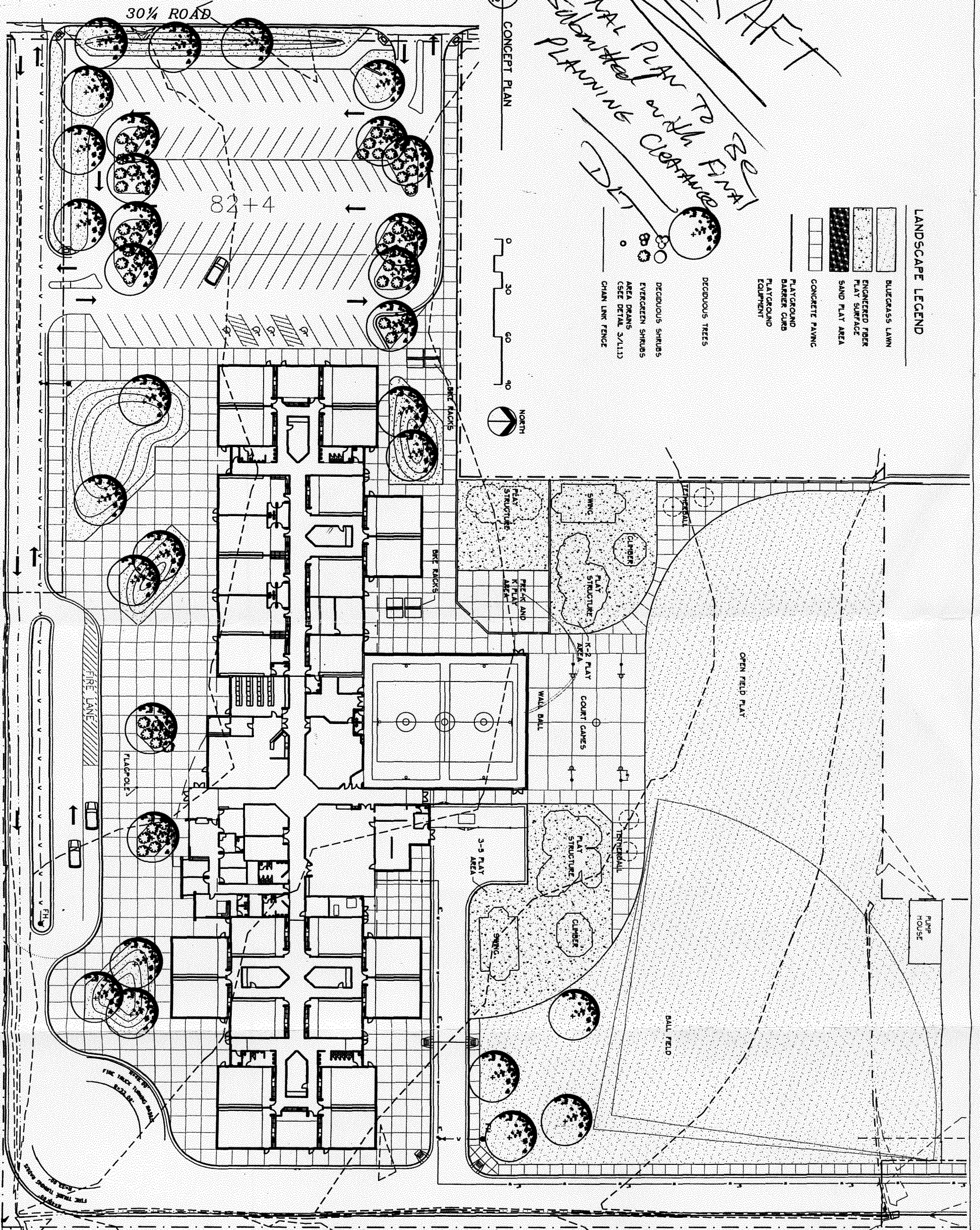
Department Approval \_\_\_\_\_

Date 10/6/05

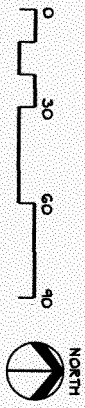
Additional water and/or sewer tap fee(s) are required: YES <u>   </u> NO <u>   </u>	W/O No. <u>18464</u>
Utility Accounting <u>D Overholt</u>	Date <u>10/6/05</u>

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)



1  
L1.2  
CONCEPT PLAN



**DRAFT**  
 FINAL PLAN TO BE  
 SUBMITTED WITH FINAL  
 PLANNING CLEARANCE  
 DIT

- LANDSCAPE LEGEND**
- BLUEGRASS LAWN
  - ENGINEERED FIBER PLAY SURFACE
  - SAND PLAY AREA
  - CONCRETE PAVING
  - PLAYGROUND BARRIER CURB
  - PLAYGROUND EQUIPMENT
  - DECIDUOUS TREES
  - DECIDUOUS SHRUBS
  - EVERGREEN SHRUBS
  - AREA DRAINS (SEE DETAIL 3/113)
  - CHAIN LINK FENCE