

Planning \$ paid # 24701	Drainage \$ 0
TCP \$ paid # 24701	School Impact \$ NA

BLDG PERMIT NO.
FILE # SPR 2005 088

## 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 30 1/4 ROAD

SUBDIVISION \_\_\_\_\_

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

OWNER MESA COUNTY VALLEY SCHOOL DISTRICT No. 51

ADDRESS 2115 GRAND AVE

CITY/STATE/ZIP 6J CO 81501

APPLICANT BLYTHE DESIGN

ADDRESS 618 ROOD AVE

CITY/STATE/ZIP 6J CO 81501

TELEPHONE 242-1058

TAX SCHEDULE NO. 2943-163-00-211

SQ. FT. OF EXISTING BLDG(S) 0

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 61,980

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

NO. OF BLDGS ON PARCEL: BEFORE    AFTER     
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) SCHOOL

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
NEW SCHOOL CONSTRUCTION - ELEMENTARY

*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 SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT <u>65'</u>	SPECIAL CONDITIONS: <u>Building permit after foundation only</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 [Signature] Date 11-29-05

Department Approval Laura C Lambert for Dave Thornton Date 12-1-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>[X]</u>	W/O No. <u>PD 184164</u>
Utility Accounting <u>[Signature]</u>			Date <u>12-1-05</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)