

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

BLDG PERMIT NO.
FILE # <u>SPR-2005-147</u>

83694-47280
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 552 W. MAIN
 SUBDIVISION -
 FILING - BLK - LOT -

TAX SCHEDULE NO. 2945-154-00-942
 SQ. FT. OF EXISTING BLDG(S) 11,360 (2 bldgs)
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 16,949

OWNER Mesa County Valley School District 51
 ADDRESS 2115 Grand Ave
 CITY/STATE/ZIP Grand Junction, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____

APPLICANT Blythe Design + CO
 ADDRESS 618 Road Ave
 CITY/STATE/ZIP Grand Junction, CO 81501
 TELEPHONE 242-1058

USE OF ALL EXISTING BLDG(S) SCHOOL/COMMUNITY
 DESCRIPTION OF WORK & INTENDED USE: NEW 17,000 SF SCHOOL BUILDING

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>24</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>FOUNDATION ONLY</u> <u>No Sewer Connect</u>
MAX. HEIGHT <u>40</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>NA</u>	

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.

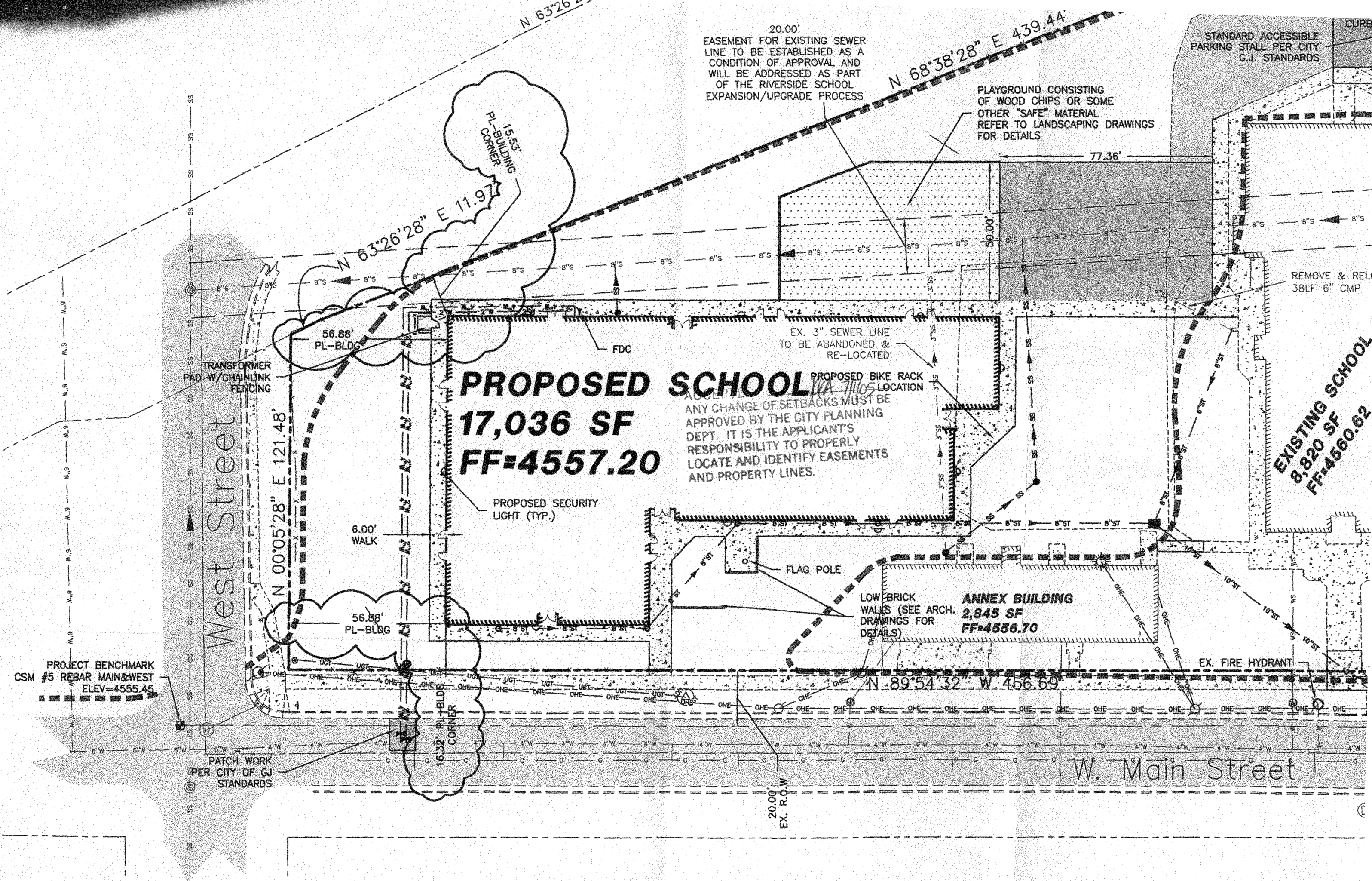
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 6-30-05
 Department Approval [Signature] Date 7/1/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>Foundation only still Plann Clear for Bldg</u>
Utility Accounting <u>[Signature]</u>			Date <u>7/1/05</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)



PROPOSED SCHOOL
17,036 SF
FF=4557.20

ACCEPTED
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.

ANNEX BUILDING
2,845 SF
FF=4556.70

EXISTING SCHOOL
8,820 SF
FF=4560.62

20.00'
EASEMENT FOR EXISTING SEWER LINE TO BE ESTABLISHED AS A CONDITION OF APPROVAL AND WILL BE ADDRESSED AS PART OF THE RIVERSIDE SCHOOL EXPANSION/UPGRADE PROCESS

PLAYGROUND CONSISTING OF WOOD CHIPS OR SOME OTHER "SAFE" MATERIAL REFER TO LANDSCAPING DRAWINGS FOR DETAILS

EX. 3" SEWER LINE TO BE ABANDONED & RE-LOCATED

PROPOSED SECURITY LIGHT (TYP.)

FLAG POLE

LOW BRICK WALLS (SEE ARCH. DRAWINGS FOR DETAILS)

EX. FIRE HYDRANT

PROJECT BENCHMARK
CSM #5 REBAR MAIN&WEST
ELEV=4555.45

PATCH WORK
PER CITY OF GJ
STANDARDS

W. Main Street

West Street

15.53'
PL-BUILDING
CORNER

16.32'
PL-BLDG
CORNER

56.88'
PL-BLDG

56.88'
PL-BLDG

N 00°05'28" E 121.48'

N 63°26'28" E 11.97'

N 68°38'28" E 439.44'

N 89°54'32" W 456.69'

N 63°26'28" E

20.00'
EX. R.O.W.