

| | |
|-------------------|------------------------|
| Planning \$ _____ | Drain \$ _____ |
| TCP \$ _____ | School Impact \$ _____ |

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

83694-47280

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

PLANNING CLEARANCE
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 _____
 CONSTRUCTION

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 CSR
 SETBACKS: FRONT: 15 from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 5 from PL REAR: 10 from PL
 MAX. HEIGHT 40
 MAX. COVERAGE OF LOT BY STRUCTURES NA

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: 24
 SPECIAL CONDITIONS: FOUNDATION ONLY
No Sewer Connect

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]

NO BLDG
 Date 6-30-05
 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 plan 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)

N 63°26'28" E 439.44'

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

N 68°38'28" E 439.44'

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

STANDARD ACCESSIBLE
PARKING STALL PER CITY
G.J. STANDARDS

CURB

15.53'
PL-BUILDING
CORNER

N 63°26'28" E 11.97'

77.36'

REMOVE & RELOC
38LF 6" CMP

56.88'
PL-BLDG

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

PROPOSED SCHOOL
17,036 SF
FF=4557.20

PROPOSED BIKE RACK
LOCATION
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.

EXISTING SCHOOL
8,820 SF
FF=4560.62

TRANSFORMER
PAD W/CHAINLINK
FENCING

West Street

N 00°05'28" E 121.48'

PROPOSED SECURITY
LIGHT (TYP.)

6.00'
WALK

FLAG POLE

LOW BRICK
WALLS (SEE ARCH.
DRAWINGS FOR
DETAILS)

ANNEX BUILDING
2,845 SF
FF=4556.70

EX. FIRE HYDRANT

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

56.88'
PL-BLDG

16.32'
PL-BLDG
CORNER

N 89°54'32" W 456.69'

PATCH WORK
PER CITY OF GJ
STANDARDS

W. Main Street

20.00'
EX. R.O.W