

Planning \$	<u>0</u>
TCP \$	<u>0</u>
Drainage \$	<u>0</u>
SIF\$	<u>NA</u>

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

WEST MIDDLE SCHOOL  
11775-7301     4.17 EQUS EXISTING  
ORIGINAL EQUS CREDIT 42

Building Address 123 W. ORCHARD AV  
Parcel No. 2945-104-00-94Z  
Subdivision 1

Multifamily Only: ORIGINAL EQUS CREDIT 42  
No. of Existing Units 42     No. Proposed 42  
Sq. Ft. of Existing 42     Sq. Ft. Proposed NO CHANGE  
Sq. Ft. of Lot / Parcel 8.215 AC  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) NO CHANGE

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name SCHOOL DISTRICT 51  
Address 2115 GRAND AV  
City / State / Zip GRAND JCT, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel      Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Blythe Design for SCHOOL DISTRICT 51  
Address 618 Rood Avenue  
City / State / Zip GRAND JUNCTION, CO 81501  
Telephone 242-1058

\* FOR CHANGE OF USE:  
\*Existing Use: \_\_\_\_\_  
\*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ \_\_\_\_\_

Current Fair Market Value of Structure \$ \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE CSR     Maximum coverage of lot by structures 1.00 FAR  
SETBACKS: Front 15 from property line (PL)     Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side 5 from PL     Rear 10 from PL     Parking Requirement NO CHANGE  
Maximum Height of Structure(s) 65'     Special Conditions: \_\_\_\_\_  
Voting District \_\_\_\_\_     Ingress / Egress Location Approval NO CHANGE TO SITE PLAN  
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature [Signature]     Date 5-18-2005

Department Approval [Signature]     Date MAY 18, 2005

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_     W/O No. BASED ON WATER USAGE

Utility Accounting [Signature]     Date EXISTING EQUS SUFFICIENT 5/18/05

Planning \$	0
TCP \$	0
Drainage \$	0
SIF\$	NA

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 (Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

WEST MIDDLE SCHOOL  
 11775-7301

Building Address 123 W. ORCHARD AV  
 Parcel No. 2945-104-00-94Z  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only: \_\_\_\_\_  
 No. of Existing Units 4.17 EQVS EXISTING ORIGINAL EDW CLOSURE 42 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed NO CHANGE  
 Sq. Ft. of Lot / Parcel 8.215 AC  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) NO CHANGE

**OWNER INFORMATION:**

Name SCHOOL DISTRICT 51  
 Address 2115 GRAND AV  
 City / State / Zip GRAND JCT, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

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 Address 618 Rood Avenue  
 City / State / Zip GRAND JUNCTION, CO 81501  
 Telephone 242-1058

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>CSR</u>	Maximum coverage of lot by structures <u>1.00 FAR</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>NO CHANGE</u>
Maximum Height of Structure(s) <u>65'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval <u>NO CHANGE TO SITE PLAN</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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Applicant Signature [Signature] Date 5-18-2005  
 Department Approval [Signature] Date MAY 18, 2005

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>BASED ON WATER USAGE</u>
Utility Accounting	Date <u>EXISTING LOW SUFFICIENT 5/18/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr  
**Date:** 5/18/2005 11:50:48 AM  
**Subject:** RE: West Middle School Remodel

5/18/05

Based on information submitted to this office, a remodel at West Middle School, located at 123 West Orchard Avenue, will have no pretreatment requirements. Information submitted states there will be no changes to the kitchen area.

Should you have questions or comments, please contact Mike Shea or myself at # 256-4180.