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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Lincoln Park Elementary
 Building Address 600 N. 14th Street
 Parcel No. 2945-132-06-942
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 No. of Proposed 3
 Sq. Ft. of Existing Bldgs 22,776 Sq. Ft. Proposed 22,776
 Sq. Ft. of Lot / Parcel 90,180 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 26,800
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name Mesa County Valley School Dist #51
 Address 2115 Grand Avenue
 City / State / Zip Grand Junction, CO, 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Manufactured Classroom

APPLICANT INFORMATION:

Name Eric Nilson
 Address 2115 Grand Avenue
 City / State / Zip Grand Junction, CO 81501
 Telephone 970-254-5233

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Manufactured Classroom
 Replace existing 24' X 60' modular
 classroom with newer 24' X 60'

NOTES: modular classroom

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 _____
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement N/A
 Maximum Height of Structure(s) 45' if next Special Conditions _____
 Voting District _____ Driveway to residential
 Location Approval _____
 (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).

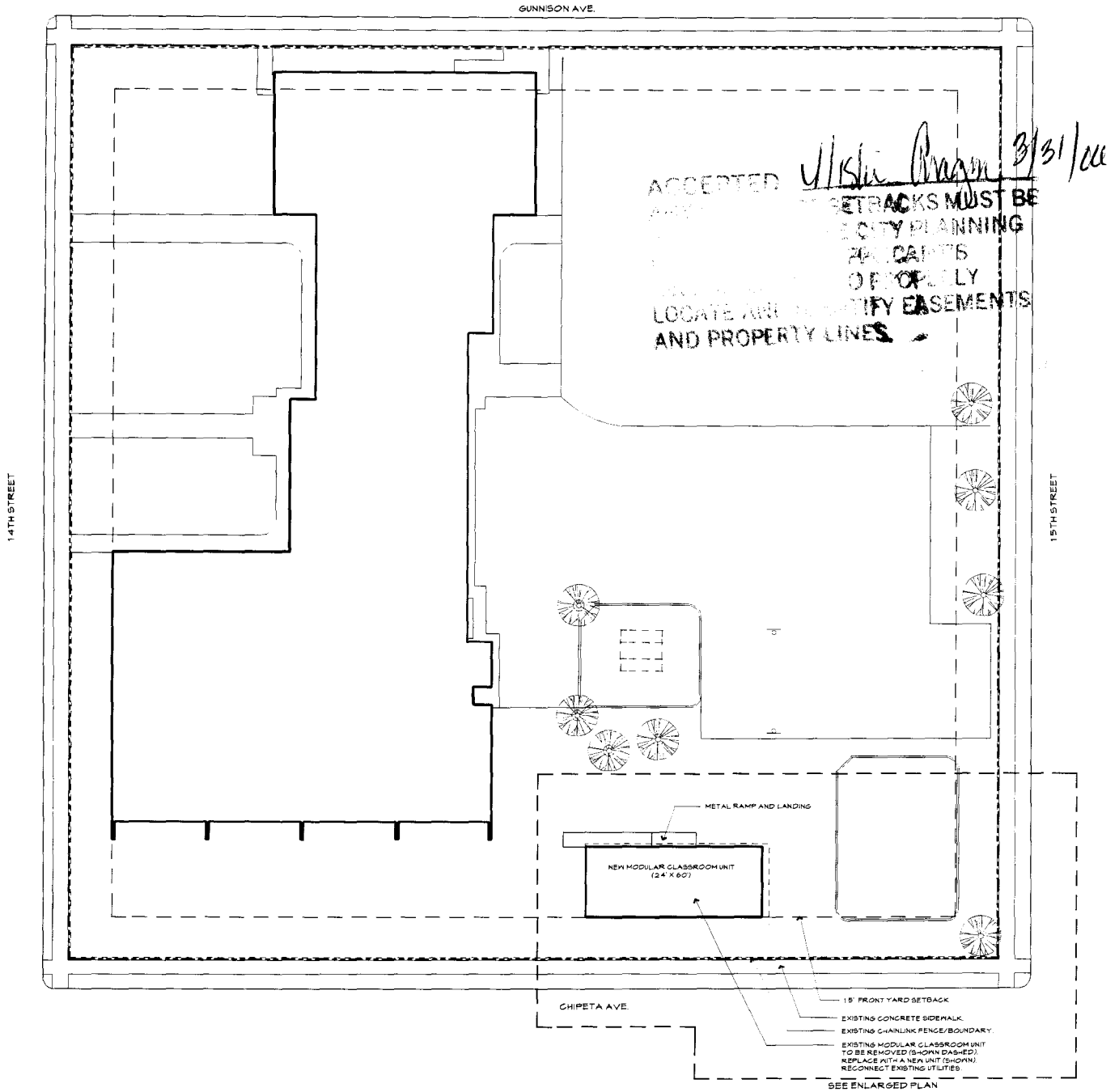
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Eric Nilson Date 3/31/2006
 Department Approval Yasha Thagun Date 3/31/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting Kate Gelsberry Date 3/31/06

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)

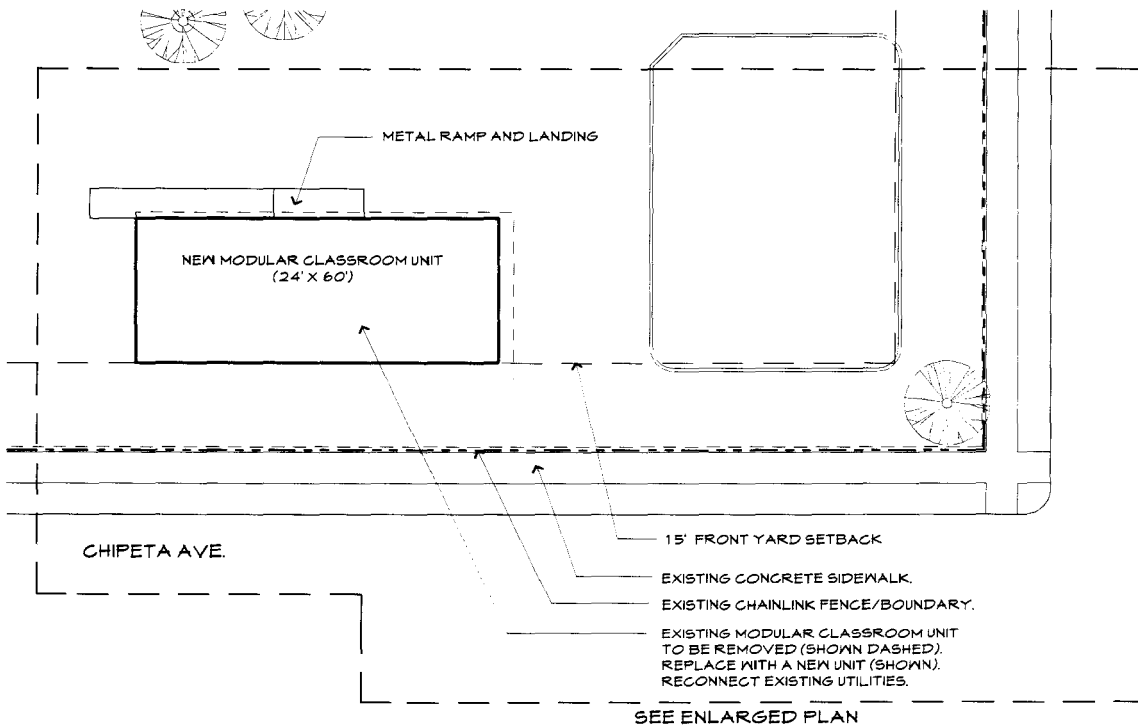


SITE PLAN - LINCOLN PARK ELEMENTARY SCHOOL

1" = 50'

A-1	<p>Modular Classroom Unit Replacement Lincoln Park Elementary School</p>	<p>Michael E. Oney, Architect LLC 115 North Fifth Street Suite 409 Grand Junction, Colorado 81501 (970) 254-9089</p>		
		Project No.: 0607	Date: 3/30/06	Revisions:

ACCEPTED *Alisa Aragon 3/31/06*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Partial Site Plan

1" = 30'

A-2	Modular Classroom Unit Replacement Lincoln Park Elementary School	Michael E. Oney, Architect LLC 115 North Fifth Street Suite 409 Grand Junction, Colorado 81501 (970) 254-9089		
		Project No.: 0607	Date: 3/30/06	Revisions: