

| | |
|--------|-------------------|
| FEE \$ | <u>10.00</u> |
| TCP \$ | <u> </u> |
| SIF \$ | <u> </u> |

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

BLDG PERMIT NO. _____

Columbine Elementary
 Building Address 624 N. 9th Street
 Parcel No. 2945-141-28-942
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 5 No. of Proposed 5
 Sq. Ft. of Existing Bldgs 40,374 Sq. Ft. Proposed 40,614
 Sq. Ft. of Lot / Parcel 159,865 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 45,400 SF
 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): Classrooms

APPLICANT INFORMATION:

Name Eric Nilsen
 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 two 24' X 60' Modular Classrooms
 NOTES: with newer 24' X 60' & 28' X 60' Classrooms

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 _____ |
| SETBACKS: Front <u>15'</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL | Parking Requirement <u>N/A</u> |
| Maximum Height of Structure(s) <u>45' if next to residential</u> | Special Conditions _____ |
| Voting District _____ | Driveway 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 Nilsen Date 3/31/2006
 Department Approval Ulsha Mague Date 3/31/06

| | | | |
|--|---------------------|--|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | <input checked="" type="checkbox"/> NO | W/O No. _____ |
| Utility Accounting <u>Kate Gelsberg</u> | Date <u>3/31/06</u> | | |

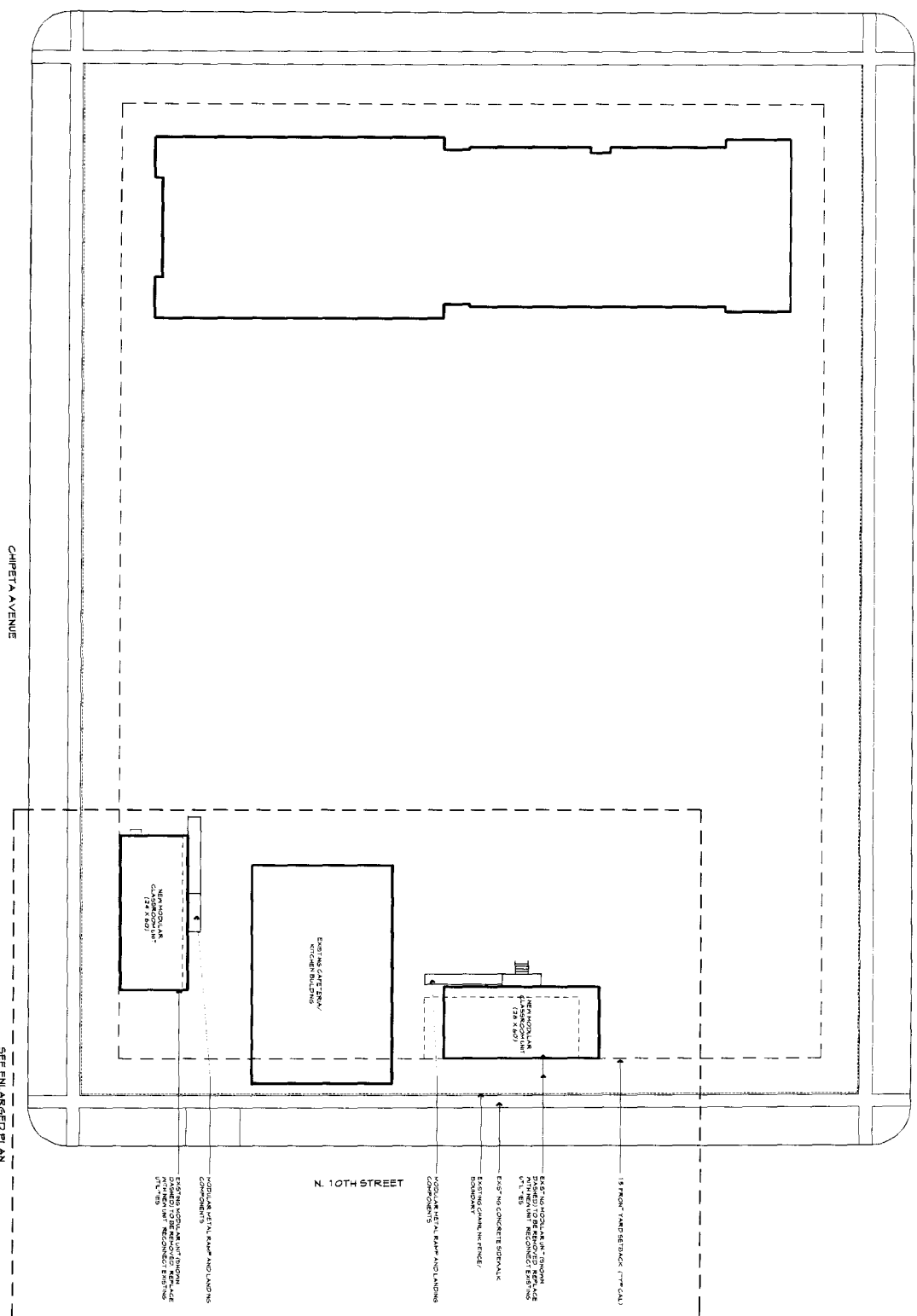
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Alissa Clarke
3/31/06

ACCEPTED
 ANY CHANGE OF TRACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE CITY'S
 RESOURCES MUST BE PROPERLY
 LOCATED AND PROPERTY LINES
 AND PROPERTY LINES.



SITE PLAN - COLUMBINE ELEMENTARY SCHOOL
 1" = 60'



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Modular Classroom Unit Replacement
 Columbine Elementary School

Michael E. Oney, Architect LLC
 115 North Fifth Street
 Suite 409
 Grand Junction, Colorado 81501
 (970) 254-9089

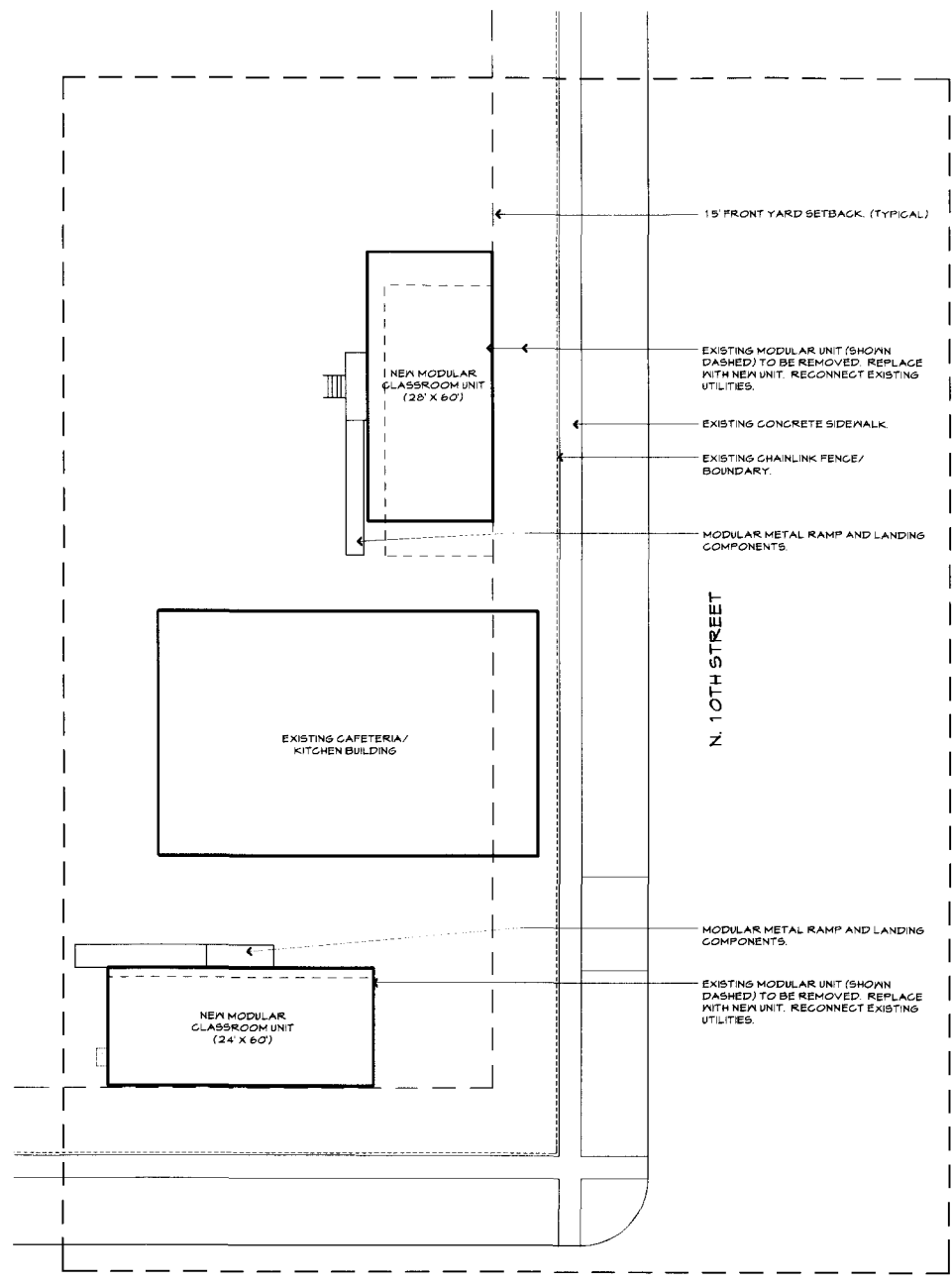
Project No.: 0607 Date: 3/30/06 Revisions:

Missie Drake 3/31/06

ACCEPTED SETBACKS MUST BE
 ANY CURB OR SIDEWALK PLANNING
 APPROVED BY THE CITY OF
 DENVER. THE ARCHITECT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Partial Site Plan

1" = 40'



| | | | | | |
|--|--|--|-------------------|---------------|------------|
| Modular Classroom Unit Replacement Columbine 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: |
| | (Empty revision table) | | | | |
| A-2 | | | | | |