

Planning \$ <u>NA</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO.
FILE # <u>SPR-2007-333</u>

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 <u>950 Chipeta Ave</u>	TAX SCHEDULE NO. <u>2945-141-28-942</u>
SUBDIVISION _____	SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>48,320 #</u>
OWNER <u>School District 51</u>	MULTI-FAMILY:
ADDRESS <u>2115 Grand Avenue</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>Grand Junction, CO 81501</u>	CONSTRUCTION
APPLICANT <u>"same" (FCI Const.)</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS _____	CONSTRUCTION
CITY/STATE/ZIP _____	USE OF ALL EXISTING BLDG(S) <u>Columbine School</u>
TELEPHONE <u>254-5215 Cal Clark</u>	DESCRIPTION OF WORK & INTENDED USE: <u>NEW</u>
<i>Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.</i>	<u>Elementary School Bldg ONLY - ^{Note} CONST.</u>
	<u>DRAWINGS & DESIGN/ENGINEERING not approved yet.</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>CSR</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>As per site plan</u>
MAX. HEIGHT <u>65'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>1.00 FAR</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.

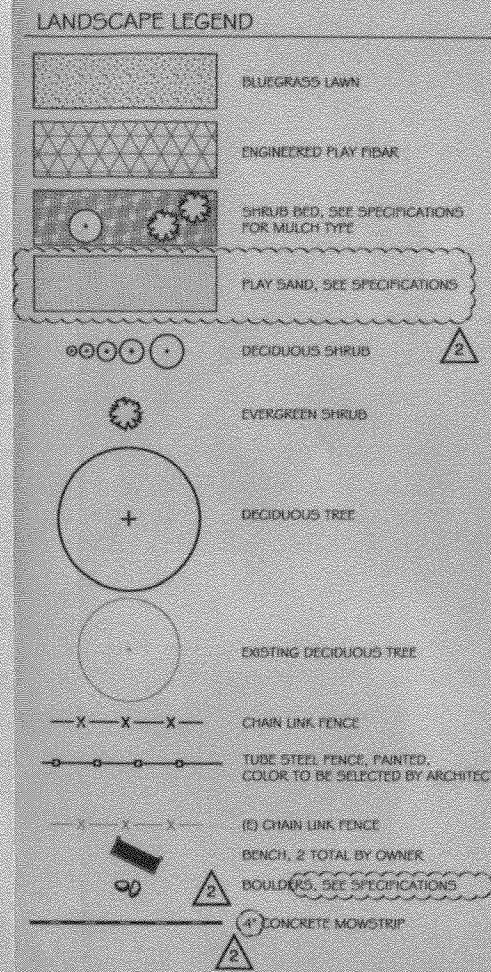
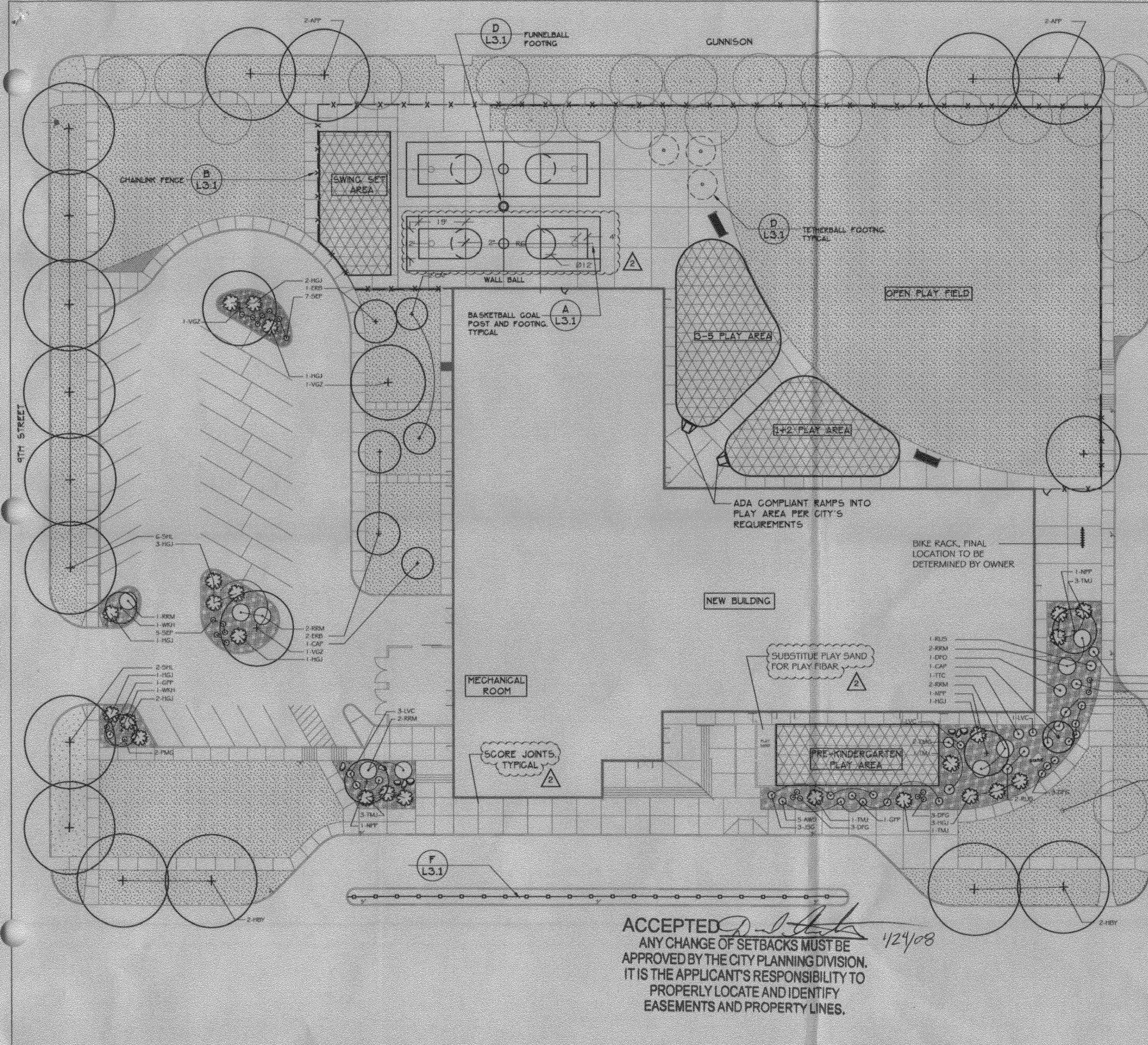
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature <u>[Signature]</u>	Date <u>1/24/08</u>
Department Approval <u>[Signature]</u>	Date <u>24 JAN 08</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	Pending Student Info - W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>1/24/08</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)



PLANT LIST

Qty	Key	Common Name	Scientific Name	Size	Mature Height
5	AFP	Arctic Pear	<i>Pyrus calleryana 'Aristocrat'</i>	1 1/2'	35-60'
4	CAP	Capital Pear	<i>Pyrus calleryana 'Capital'</i>	1 1/2'	30-35'
3	FRD	Eastern Redbud	<i>Cercis canadensis</i>	1 1/2'	18-23'
4	IBY	Hackberry	<i>Celtis occidentalis</i>	1 1/2'	35-60'
3	NPT	Newport Plum	<i>Prunus cerasifera 'Newport'</i>	1 1/2'	15-20'
2	SHL	Shademaster Honeylocust	<i>Gleditsia inacanthos 'Shademaster'</i>	1 1/2'	40-60'
3	YGR	Village Green Zelkova	<i>Zelkova serrata 'Village Green'</i>	1 1/2'	40-50'
2	WHI	Winter King Hawthorn	<i>Crataegus viridis 'Winter King'</i>	1 1/2'	15-20'
Deciduous Shrubs					
5	AWO	Anthony Waterer Spiraea	<i>Spiraea humalda 'Anthony Waterer'</i>	5 gal	3-4'
1	CBM	Compact Butterflybush	<i>Buddleia davidii 'nanhoensis 'Petalie Plan'</i>	5 gal	4-5'
2	GFF	Gold Finger Potentilla	<i>Potentilla fruticosa 'Gold Finger'</i>	5 gal	2-3'
9	RRM	Rosa Red Meiland	<i>Rosa 'Red Meiland'</i>	5 gal	1.5-2'
3	RUS	Russian Sage	<i>Perovskia atropurpurea</i>	5 gal	2-4'
5	TTC	Tom Thumb Cotoneaster	<i>Cotoneaster apiculatus</i>	5 gal	1.5-2'
Evergreen Shrubs					
2	EMG	Emerald and Gold Euonymus	<i>Euonymus fortunei 'Emerald and Gold'</i>	5 gal	1.5-2'
15	HGJ	Hughes Juniper	<i>Juniperus horizontalis 'Hughes'</i>	5 gal	5-1.5'
9	JMJ	Jenny Juniper	<i>Juniperus sibirica 'Tanamiscola'</i>	5 gal	2-3'
Perennials/Grass Comps					
9	DFG	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Hamlet'</i>	1 gal	1.5-3'
1	DFD	Desert Four O'clock	<i>Mirabilis multiflora</i>	1 gal	5-1'
3	JSQ	Japanese Silver Grass	<i>Miscanthus sinensis 'Adagio'</i>	1 gal	2-3'
9	LVC	Laurel Cedar	<i>Santolina chamaecyparissus</i>	1 gal	1-2'
2	LVM	Munstead Lavender	<i>Lavandula 'Munstead'</i>	1 gal	1.2-5'
2	PMG	Purple Maiden Grass	<i>Miscanthus sinensis 'purpurascens'</i>	1 gal	3-4'
12	SEP	Sakayou Fleckloam Primrose	<i>Oenothera speciosa 'Sakayou'</i>	1 gal	3-4'

NOTE: PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.

ACCEPTED *[Signature]* 4/24/08
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SEE SHEET L3.1 FOR LANDSCAPE NOTES AND DETAILS

NORTH
 LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

CIAVONNE, ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVE.
 GRAND JCT, CO 81501
 PH: 970-241-0745
 FAX: 970-241-0785
 EMAIL: info@ciavonne.com

CHAMBERLAIN ARCHITECTS
 417 MAIN STREET
 GRAND JUNCTION, COLORADO 81501
 PHONE: 970-241-1122

DOWNTOWN ELEMENTARY
 Grand Junction, CO

PROJECT NUMBER 0798

Date 11/12/07

Revisions ADD 12-6-07 COMMENTS

Sheet No. LI