

Planning \$ <u>10.00</u>	Drainage \$ <u>/</u>
TCP \$ <u>/</u>	School Impact \$ <u>/</u>
Inspection \$ <u>/</u>	

Bldg Permit No.
File #

Ref # 72270-0

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 640 24 1/2 Rd
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-044-00-116
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 10,500 sq ft.

OWNER Royce Carville
 ADDRESS 1875 Deer Park Cir
 CITY/STATE/ZIP DJ, CO 81507

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Caprock Academy - Dan Sherrill
 ADDRESS P.O. Box 4237
 CITY/STATE/ZIP DJ, CO 81502
 TELEPHONE 243-1771

USE OF ALL EXISTING BLDG(S) Caprock Academy
 DESCRIPTION OF WORK & INTENDED USE: Proposed Modular Building 150' X 70'

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-8</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>20'</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	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: <u>NOT subject to City review process.</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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).

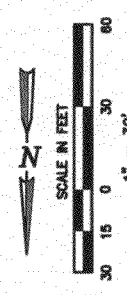
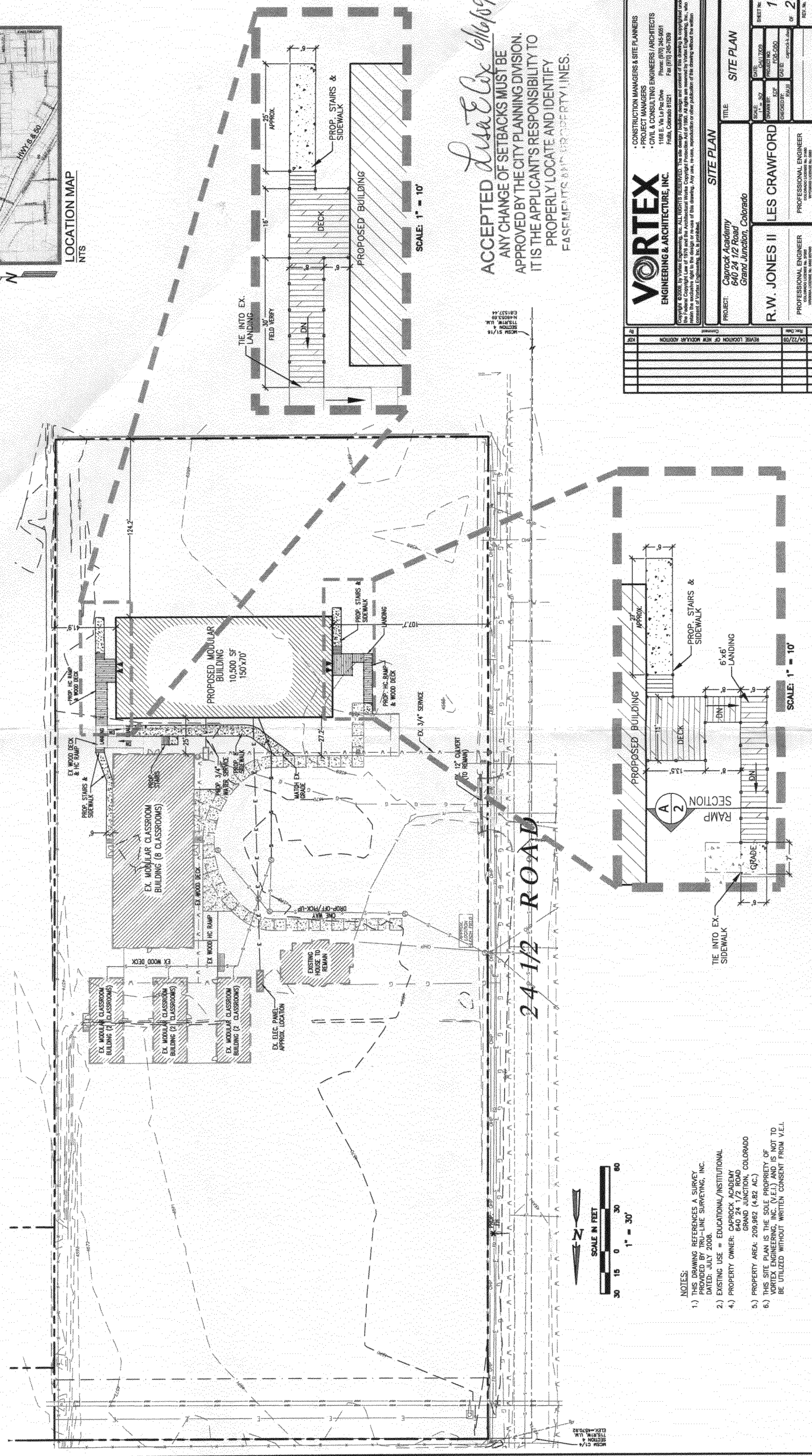
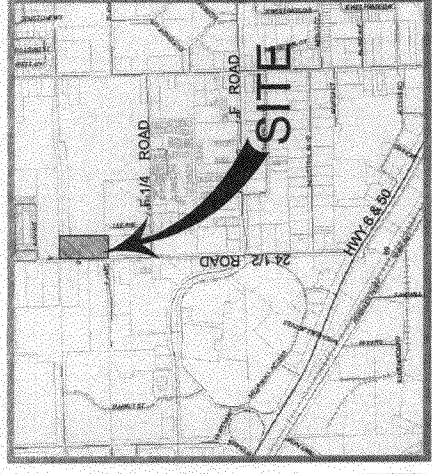
Applicant's Signature [Signature] Date 6/16/09
 Planning Approval [Signature] Date 6-16-09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>214245</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-16-09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

CAPROCK ACADEMY

640 24 1/2 ROAD
GRAND JUNCTION, CO



- NOTES:
- 1.) THIS DRAWING REFERENCES A SURVEY PROVIDED BY HRI-LINE SURVEYING, INC. DATED: JULY 2008.
 - 2.) EXISTING USE = EDUCATIONAL/INSTITUTIONAL
 - 4.) PROPERTY OWNER: CAPROCK ACADEMY 640 24 1/2 ROAD GRAND JUNCTION, COLORADO
 - 5.) PROPERTY AREA: 209,982 (4.82 AC.)
 - 6.) THIS SITE PLAN IS THE SOLE PROPERTY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.

ACCEPTED *Lisa Cox 6/16/09*
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.

 CONSTRUCTION MANAGERS & SITE PLANNERS PROJECT MANAGERS CIVIL & CONSULTING ENGINEERS / ARCHITECTS 1188 E. Via La Pasa Drive Phone: (970) 245-5057 Grand Junction, Colorado 81501 Fax: (970) 245-1828	
PROJECT: Caprock Academy 640 24 1/2 Road Grand Junction, Colorado	TITLE: SITE PLAN
PROFESSIONAL ENGINEER R.W. JONES II	PROFESSIONAL ENGINEER LES CRAWFORD
SHEET NO. 1 OF 2	DATE: