

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

Bldg Permit No.
File # <u>MSP-2009-085</u>

h

8346-0
S. Reynolds

PLANNING CLEARANCE

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

BUILDING ADDRESS 588 25 1/2 Road
SUBDIVISION _____
FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-101-00-942
SQ. FT. OF EXISTING BLDG(S) 48,147
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,560

OWNER Mesa County Valley School Dist. 51
ADDRESS 2115 Grand Ave
CITY/STATE/ZIP Grand Jct., CO 81501

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 5 CONSTRUCTION

APPLICANT Eric Nilsen
ADDRESS 2115 Grand Ave.
CITY/STATE/ZIP Grand Jct., CO 81501
TELEPHONE 254-5233

USE OF ALL EXISTING BLDG(S) School
DESCRIPTION OF WORK & INTENDED USE: Placement of modular building to be used as classrooms.

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

*1 stall for boys
1 stall for girls*

ZONE <u>CBR</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT _____	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: _____

PAID
MAY 01 2009
RB

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 Eric Nilsen Date 3/31/2009
Planning Approval Sydia Reynolds Date 4/30/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Should be enough S-75 eqn</u>
Utility Accounting <u>as a</u>			Date <u>5-1-09</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)