

DATE SUBMITTED: 10/24/85

PERMIT # 24276  
FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1800 Orchard Ave

SQ. FT. OF BLDG: 420

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 7 1/4 Acres

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-122-00-942

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
5 existing

PROPERTY OWNER: MCVSD #51

USE OF ALL EXISTING BUILDINGS:  
School (mobile classroom) only

ADDRESS: 2115 Grand Ave

PHONE: 245-2422

DESCRIPTION OF WORK AND INTENDED USE:  
Move Mobil classroom on site

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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FOR OFFICE USE ONLY

ZONE: PZ

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 55' S 0-10' R 0-10'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: NA

CENSUS TRACT #: 6

PARKING SPACES REQ'D: NA

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: NA

SPECIAL CONDITIONS: Any change to UBC requirements re: temp. structures will have to be complied with.

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

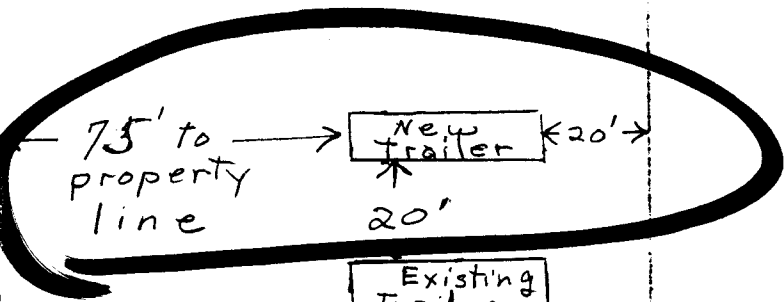
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10/24/85

APPROVED BY: BG7 (w/ Andy)

John Gammill  
SIGNATURE

7 1/4 Acre site.



Position of school traced from Architectural plat

Orchard Ave Elem.  
1800 Orchard Ave

street )