

DATE SUBMITTED: 8-25-89

PERMIT # 33782

FEE no fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2220 N 7th

SQ. FT. OF BLDG: 432

SUBDIVISION: Torr School

SQ. FT. OF LOT: \_\_\_\_\_

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

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

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

2945-111-00-942

PROPERTY OWNER: School Dist #51

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 2115 Grand Ave

PHONE: 245-2422

DESCRIPTION OF WORK AND INTENDED USE:

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

move in classroom trailer

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FOR OFFICE USE ONLY

USE: P2

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

SETBACKS: F N/A S 10' R 10'

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

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 5

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 27

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: "Portable classroom" must meet Bldg Dept. requirements

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.

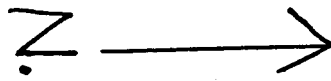
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8/25/89

APPROVED BY: Amir Wenzel

John Gammill  
SIGNATURE

2220 N 7<sup>th</sup> St  
Tape



ACCEPTED 6/25/89  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

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