

DATE SUBMITTED: 7/25/90

PERMIT # 36479

FEE 100 fee

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2220 N. 7th

SQ. FT. OF BLDG: 24,000 s/f

SUBDIVISION: _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-111-00-942

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
Three

PROPERTY OWNER: MESA CO DIST 51

USE OF ALL EXISTING BUILDINGS:
school

ADDRESS: 2115 Grand Ave

PHONE: 245-2422

DESCRIPTION OF WORK AND INTENDED USE:
ADDITION OF 24,000 s/f

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

FOR OFFICE USE ONLY

ZONE: DZ

FLOODPLAIN: YES _____ NO X

SETBACKS: F 6.5 S 10 R 10

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: 6.5

CENSUS TRACT #: 5

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 33

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: as per approved plans - KGM

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 AND 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: 7/25/90

APPROVED BY: [Signature]

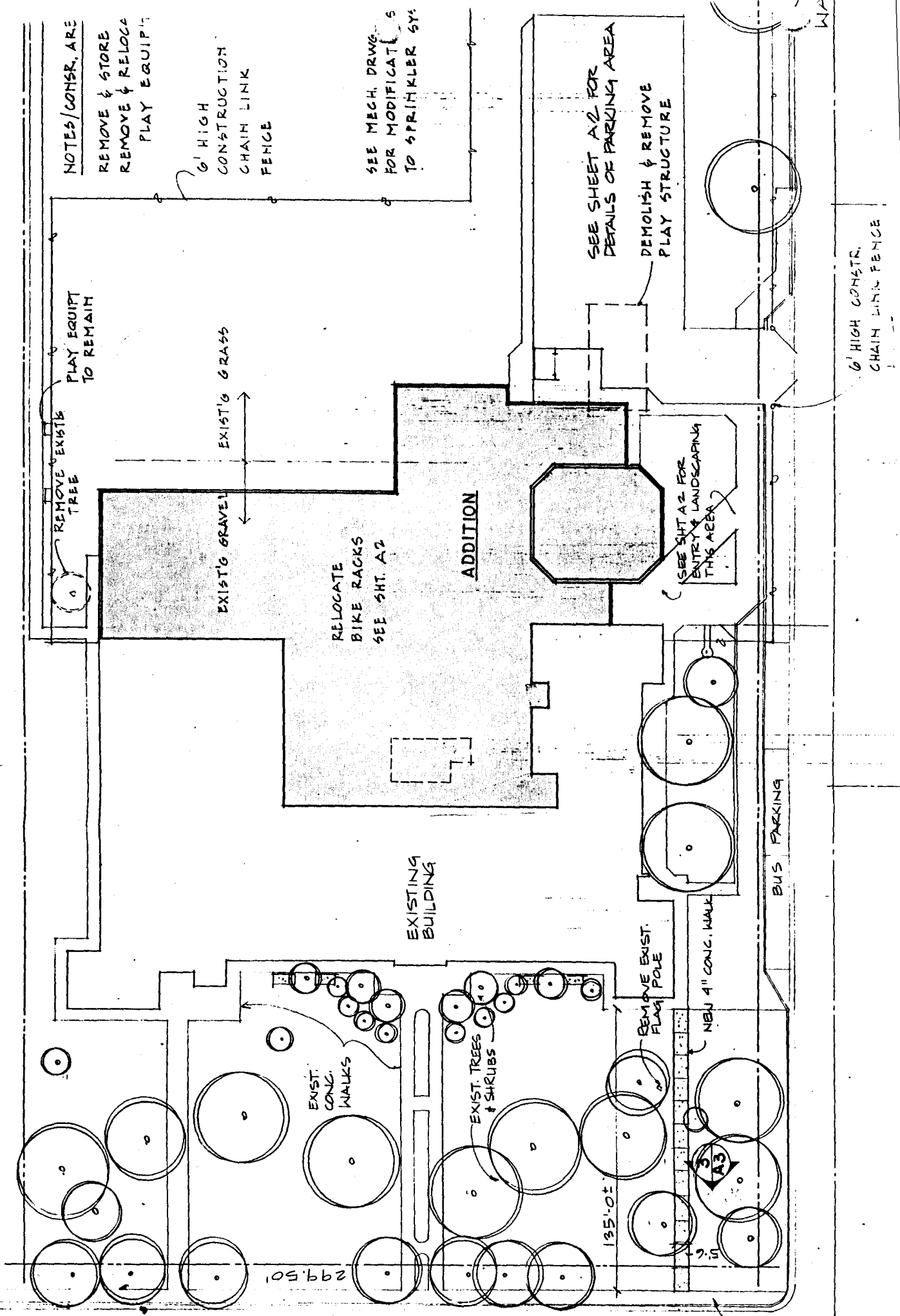
[Signature]
SIGNATURE

ACCEPTED 7/5/90 JPD
 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.

JT AVENUE

NORTH SEVENTH STREET

EXIST. CITY SIDEWALK



NOTES/CONSR. ARE
 REMOVE & STORE
 REMOVE & RELOCA
 PLAY EQUIP^T

6' HIGH
 CONSTRUCTION
 CHAIN LINK
 FENCE

SEE MECH. DRWG
 FOR MODIFICATI^{ONS}
 TO SPRINKLER SYS

SEE SHEET A/2 FOR
 DETAILS OF PARKING AREA
 DEMOLISH & REMOVE
 PLAY STRUCTURE

6' HIGH CONSTR.
 CHAIN LINK FENCE

REMOVE EXIST^{ING}
 TREE

PLAY EQUIP^T
 TO REMAIN

EXIST^{ING} GRASS

EXIST^{ING} GRAVEL

RELOCATE
 BIKE RACKS
 SEE SHT. A/2

ADDITION

SEE SHT A/2 FOR
 ENTRY & LANDSCAPING
 THIS AREA

EXISTING
 BUILDING

BUS PARKING

REMOVE EXIST.
 FLAG POLE

NEW 4" CONC. WALK

EXIST.
 CONC.
 WALKS

EXIST. TREES
 & SHRUBS

135' 0"

299' 50"

180'

Apparwood

21'-0"

CONCRETE DRIVE

GRAVEL

WALK

PLANTER

ORANGE

8'-0"

~~100.47~~

100.47

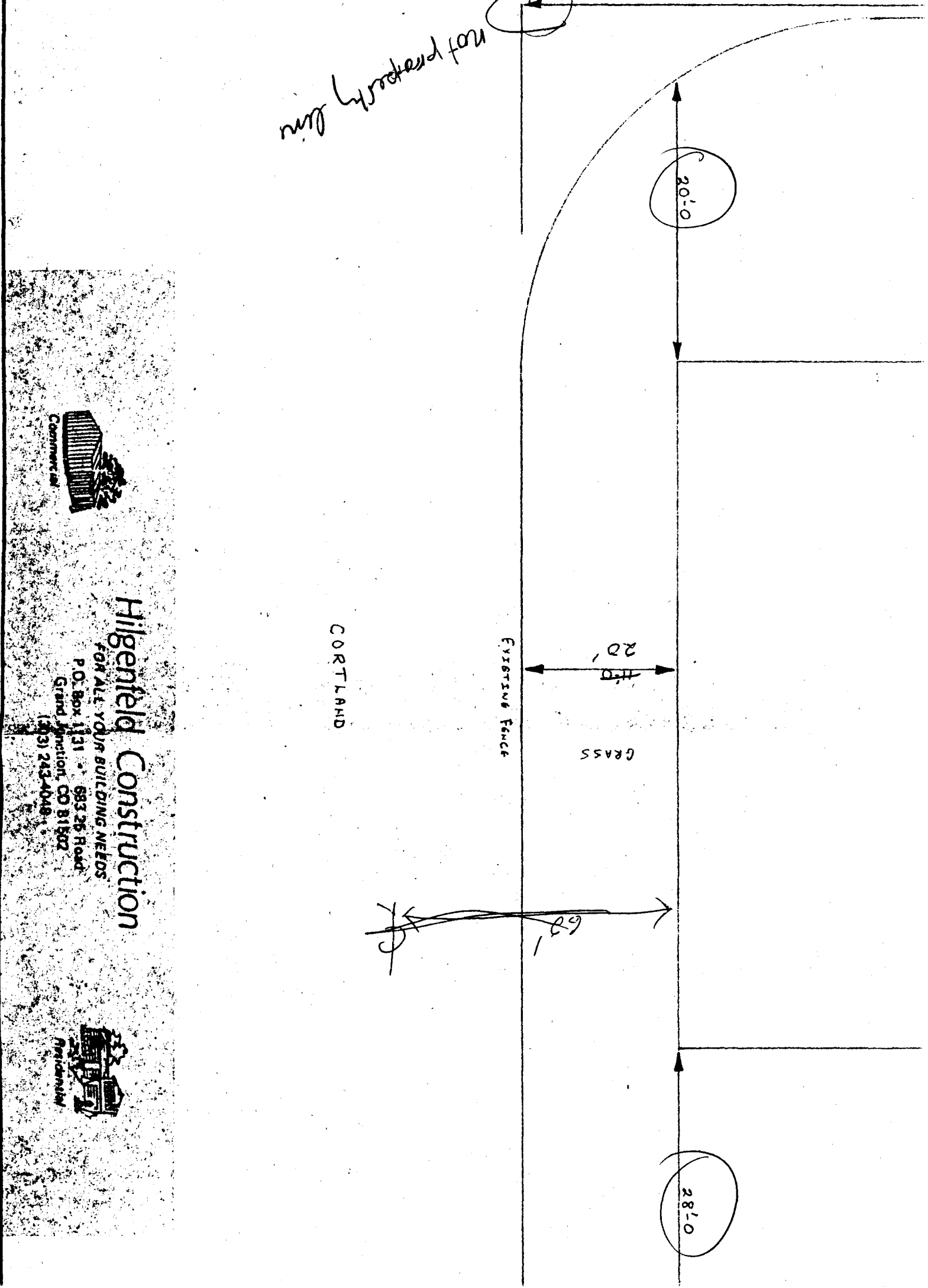
GRASS

WALK

GRASS

DATE 3-14-90		APPROVED BY	
DRAWING NUMBER 1/6		Lot 13 Blk 17 Phase 6	
DRAWN BY R. HILGEMELD		2945-012-34-013	
SCALE 1/8" = 1'		3825 APPLEWOOD SPEC HOUSE 25'0" SQ FT	

not property line



Hilgenfeld Construction

FOR ALL YOUR BUILDING NEEDS

P.O. Box 1131 • 68326 Road
Grand Junction, CO 81502
(970) 243-4048



Residential