

DATE SUBMITTED: Feb. 28, 1990

3/19/90

PERMIT # 35328
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2660 UNWIND
SUBDIVISION: ORCHARD HEIGHTS
FILING # _____ BLK # 14 LOT # 1-36
TAX SCHEDULE NUMBER:
2945-234-02 942
PROPERTY OWNER: Mesa Canyon Valley SD 51
ADDRESS: 2115 GRAND AVE
PHONE: 245-2422
DESCRIPTION OF WORK AND INTENDED USE:
CLASSROOM

SQ. FT. OF BLDG: 1300
SQ. FT. OF LOT: _____
NUMBER OF FAMILY UNITS: _____
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
4
USE OF ALL EXISTING BUILDINGS:
SCHOOL (ELEMENTARY)
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: P-2
SETBACKS: F 15' S 10' R 10'
MAXIMUM HEIGHT: 65'
PARKING SPACES REQ'D: _____
LANDSCAPING/SCREENING: _____

FLOODPLAIN: YES NO NO
GEOLOGIC HAZARD: YES _____ NO
CENSUS TRACT #: 13
TRAFFIC ZONE: 80
SPECIAL CONDITIONS: _____

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.

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: [Signature]
APPROVED BY: Feb. 28, 1990

SIGNATURE