

DATE SUBMITTED: 7-2-90

PERMIT # 36274

FEE No Fee

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2736 UNAWEEP

SQ. FT. OF BLDG: 800

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

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

PLANNING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS:       

TAX SCHEDULE NUMBER: \_\_\_\_\_

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

2945-243-00942

PROPERTY OWNER: DIST 51

\_\_\_\_\_

ADDRESS: 2115 GRAND

USE OF ALL EXISTING BUILDINGS:

PHONE: 245 2422

SCHOOL

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.

RELOCATE CLASS ROOM

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**FOR OFFICE USE ONLY**  
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ZONE: PZ

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

SETBACKS: F 15' S 10' R 10'

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

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 13

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

TRAFFIC ZONE: 80

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

SPECIAL CONDITIONS: \_\_\_\_\_

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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 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: July 2, 1990

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

Kerry Youngblood  
Principal

Telephone (303) 243-3142



2935 North Avenue  
Grand Junction, CO  
81504

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PRIDE THROUGH ACCOMPLISHMENT

June 29, 1990

City of Grand Junction Planning Commission  
City Hall  
Grand Junction, CO 81501

City Council of Grand Junction, Colorado  
City Hall  
Grand Junction, CO 81501

Dear Friends:

This letter is written in order to satisfy the School Board's obligation pursuant to section 22-32-124(1), C.R.S. Pursuant to this statute, it is the School Board's intention to advise you, and request that you consult with the School Board, concerning the proposed construction of a school structure or school building. In order to comply with said statute, we submit herewith a site development plan for your review and comment. Pursuant to the above mentioned statute, you may request a public hearing before the School Board relating to the proposed site development plan.

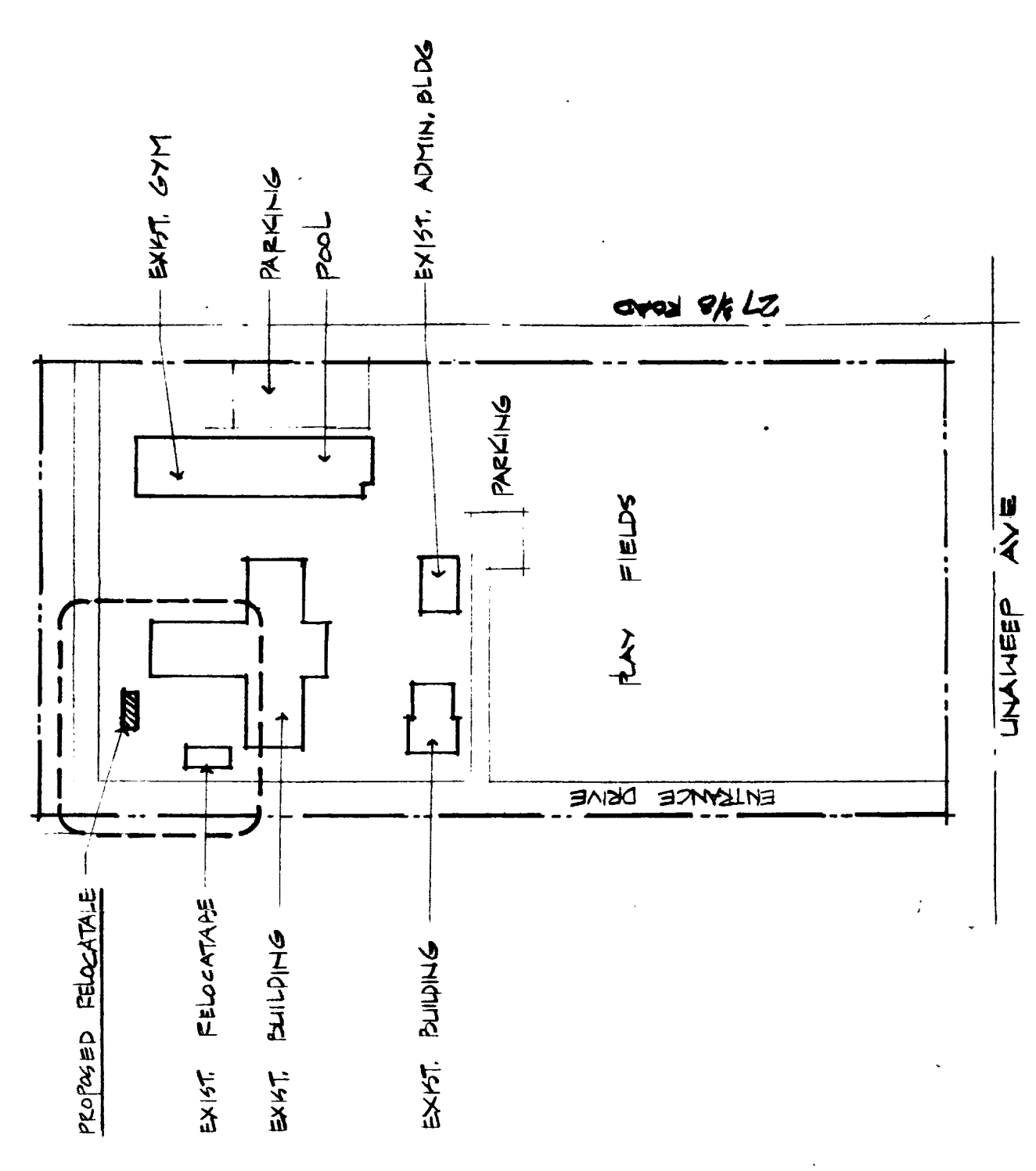
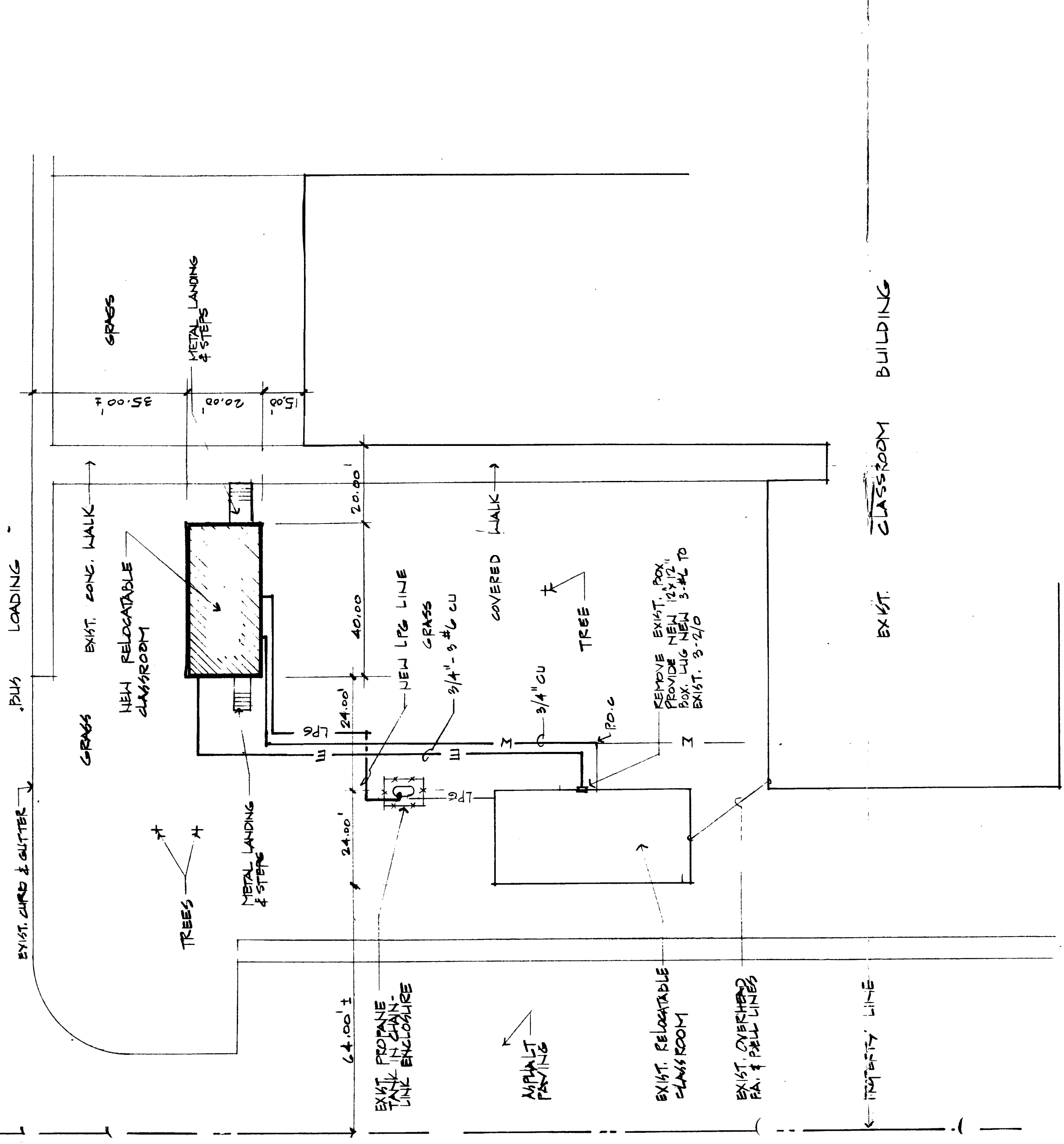
Sincerely,

FOR THE BOARD OF EDUCATION

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By Mary K. Kalmian  
Secretary to the Board

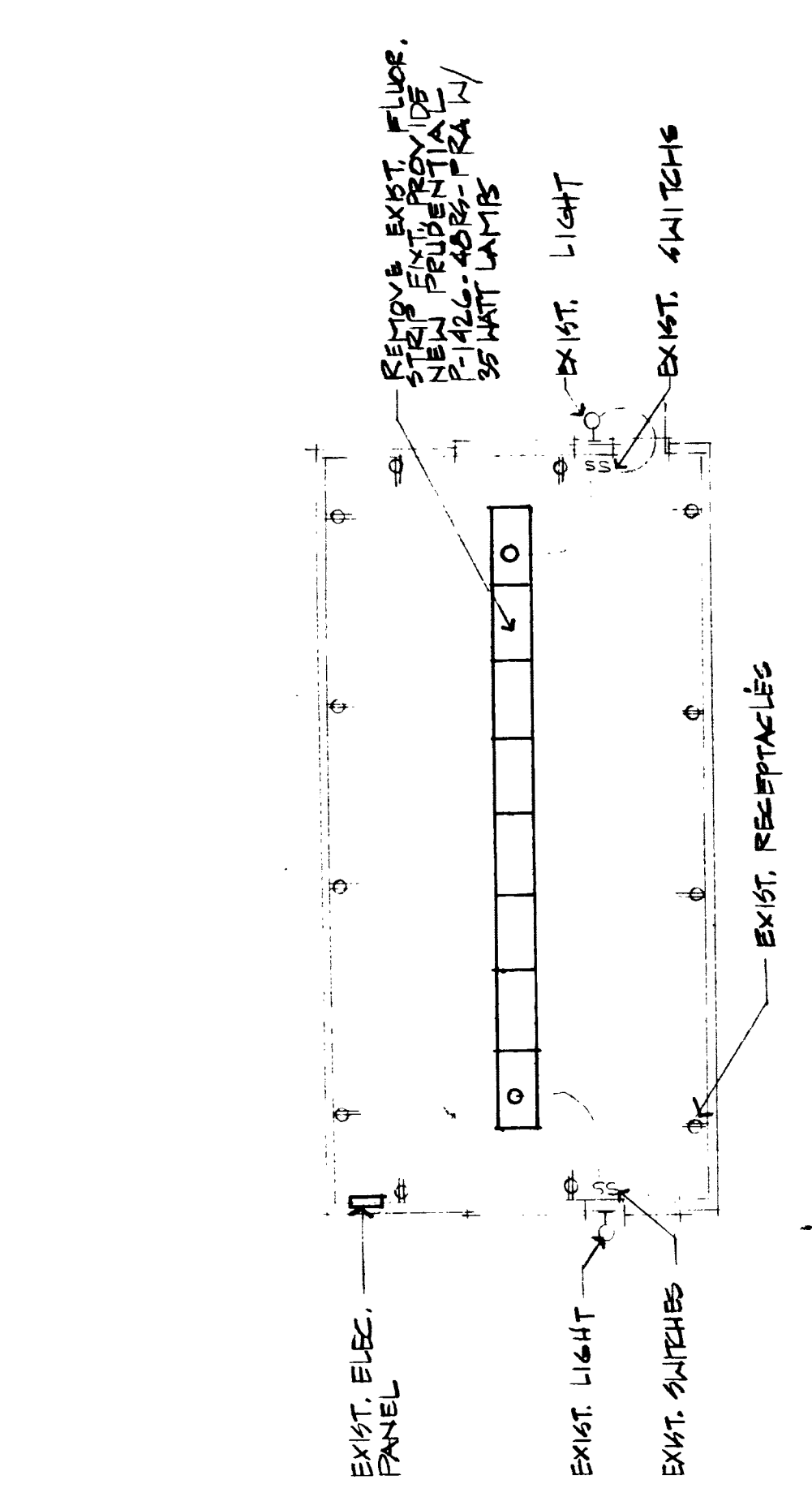
Welding Carpentry Childcare Storefront Computer Lab Food Service Horticulture Construction Trades  
Mesa County Valley School District No. 51



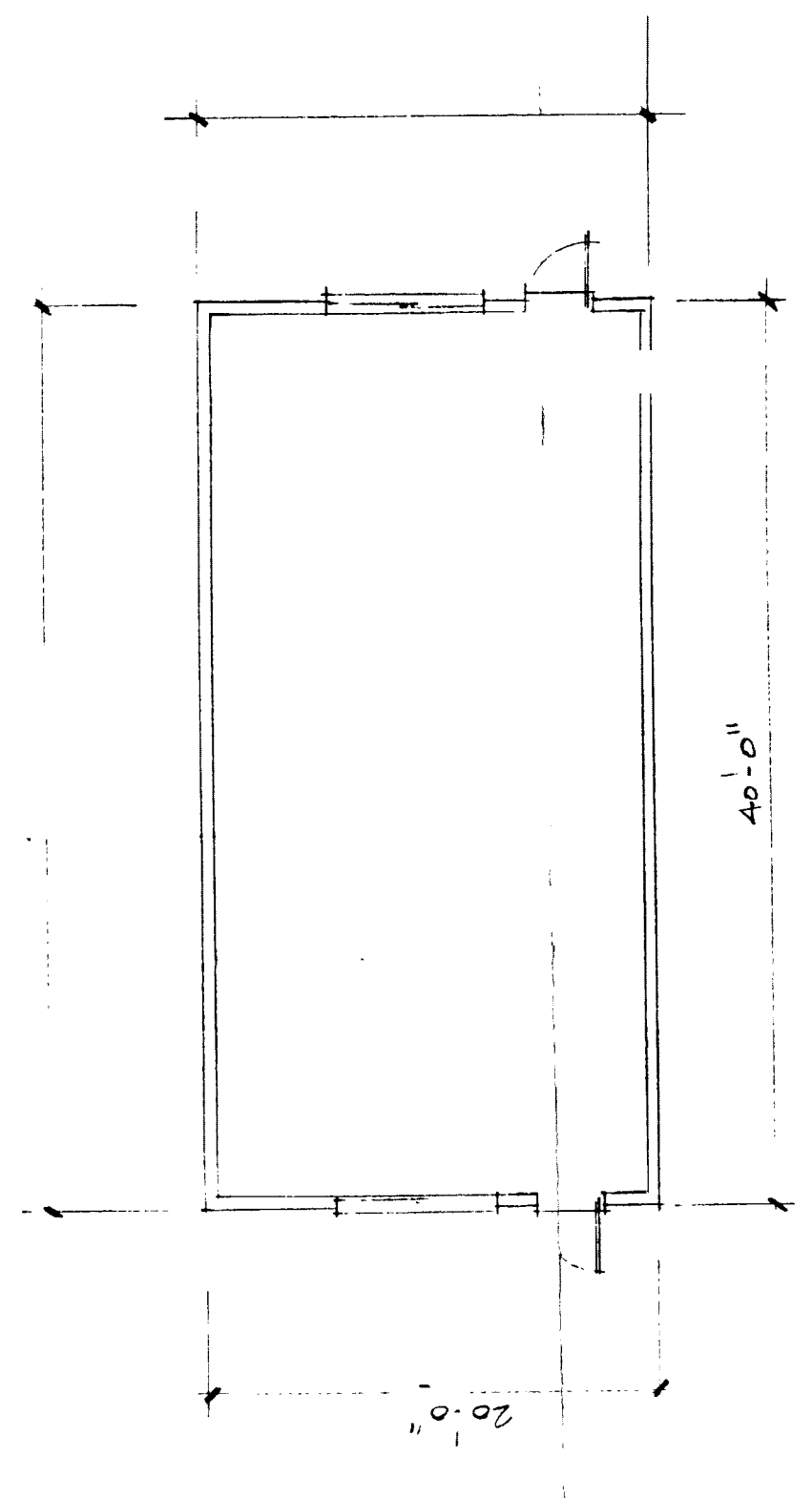
**PLOT PLAN**  
NO SCALE

ACCEPTED 7-2-90 **SUBS**  
 ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ARCHITECT BY A SEPARATE SET OF REVISED DRAWINGS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES AND PROPERTY LINES.

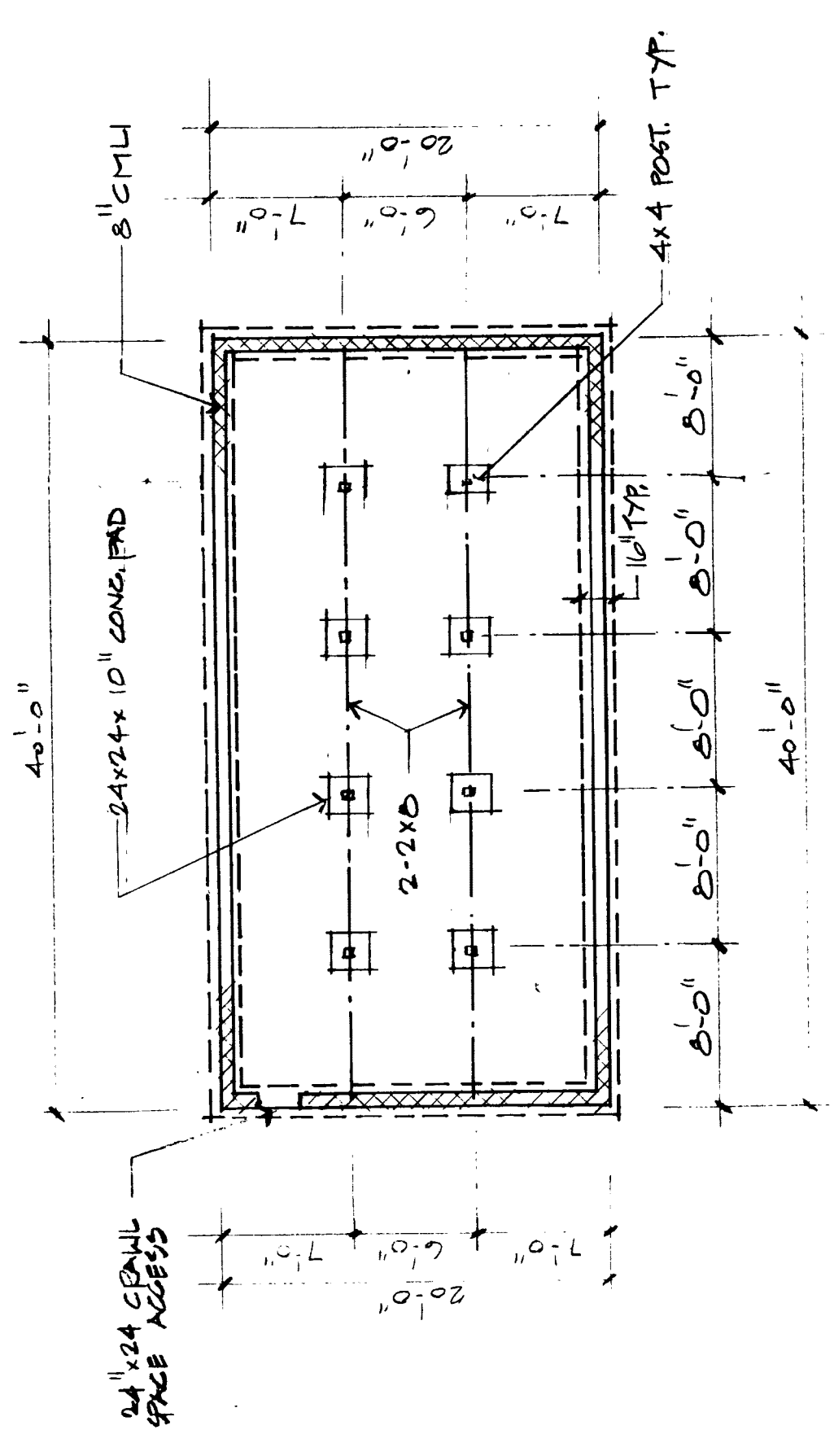
**SITE PLAN**  
SCALE: 1" = 20.00'



**ELECTRICAL PLAN**  
SCALE: 1/8" = 1'-0"



**FLOOR PLAN (EXISTING UNIT)**  
SCALE: 1/8" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1" = 1'-0"