

DATE SUBMITTED: 5/17/91

PERMIT # 38703

FEE \$ 0

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

G ADDRESS: 1800 Orchard Ave

SQ. FT. OF BLDG: Modular 24x50

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

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

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

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

TAX SCHEDULE NUMBER:  
2945-122-00-942

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

PROPERTY OWNER: School District #51

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

ADDRESS: 2115 Orchard Ave

School

PHONE: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
Modular - Classroom

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: P2

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

SETBACKS: F 55' S 10' R 10'  
*center of ROW*

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

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 6

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

TRAFFIC ZONE: 28

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

SPECIAL CONDITIONS: As per attached plan

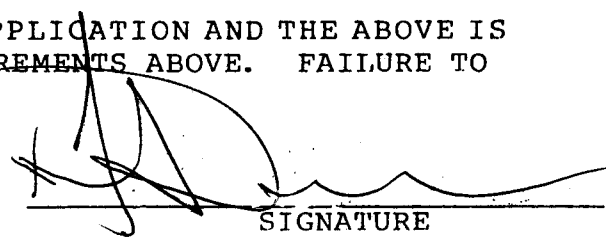
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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 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: 5/17/91

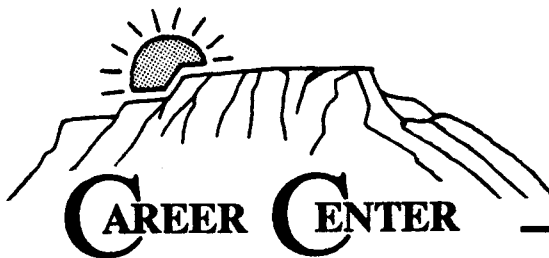


APPROVED BY: B. Paulson

SIGNATURE

Kerry Youngblood  
Principal

Telephone (303) 243-3142



2935 North Avenue  
Grand Junction, CO  
81504

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PRIDE THROUGH ACCOMPLISHMENT

April 26, 1991

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,

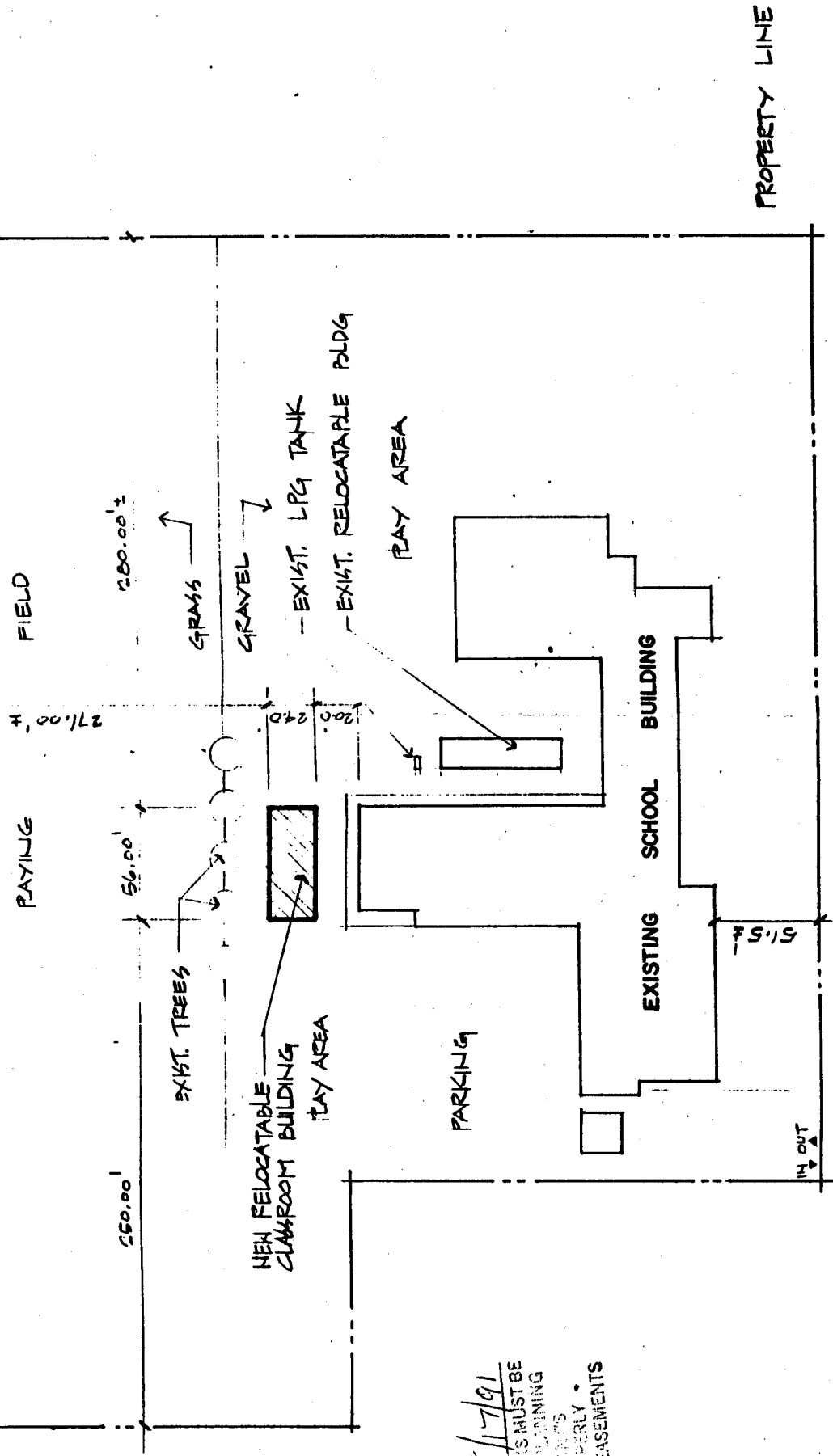
FOR THE BOARD OF EDUCATION

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By Mary K. Kalenian  
Secretary to the Board

Welding Carpentry Childcare Storefront Computer Lab Food Service Horticulture Construction Trades

Mesa County Valley School District No. 51



ACCEPTED FOR RECORDING  
 ALL EASEMENTS MUST BE  
 PROPERLY LOCATED  
 AT THE TIME OF RECORDING  
 RECORDING OFFICE  
 5/17/91  
 RECORDING OFFICE  
 RECORDING EASEMENTS  
 AND PROPERTY LINES.