

DATE SUBMITTED: 5/26/92

PERMIT NO. 419141

FEE \$ Exempt

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 123 W ORCHARD

SQ. FT. OF BLDG: 1344

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2945-104-00942

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER SCHOOL DIST # 51

USE OF EXISTING BUILDINGS: SCHOOL

ADDRESS 2115 GRAND

DESCRIPTION OF WORK AND INTENDED USE: RELOCATE MODULAR CLASSROOM

TELEPHONE: 243-3142

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PZ

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 40'

GEOLOGIC HAZARD: YES _____ NO X

SIDE 10' REAR 10'

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT 65'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: N/A

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Kristen M. Webb
Department Approval
5/26/92
Date Approved

[Signature]
Applicant Signature
5/26/92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

Kerry Youngblood
Principal

Telephone (303) 243-3142



2935 North Avenue
Grand Junction, CO
81504

PRIDE THROUGH ACCOMPLISHMENT

April 20, 1992

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

By Mary K. Kalman
Secretary to the Board

Mesa County Valley School District No. 51

