

DATE SUBMITTED: 3-10-93

PERMIT NO. 44294 ✓

FEE \$ N/A

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2508 Blichman

SQ. FT. OF BLDG: 5780

SUBDIVISION _____

SQ. FT. OF LOT: 554,000

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2945-033-15-964

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Mesa ST College

USE OF EXISTING BUILDINGS: Classrooms/Labs

ADDRESS 2508 Blichman

DESCRIPTION OF WORK AND INTENDED USE: Construct Classroom/Lab

TELEPHONE: 248-1999

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

FOR OFFICE USE ONLY

ZONE PT

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE _____ REAR _____

CENSUS TRACT: 10 TRAFFIC ZONE: 24

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

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.

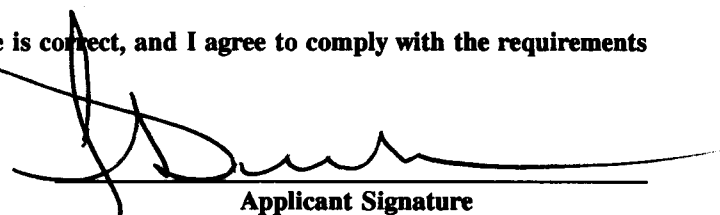
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.



Department Approval

3-10-93

Date Approved

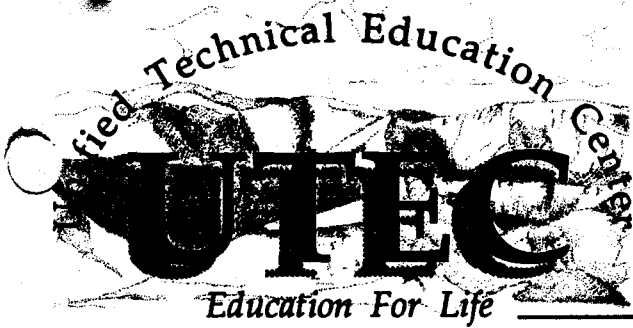


Applicant Signature

3.10.93

Date

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



2508 Blichmann Ave. • Grand Junction, CO 81505
303-248-1999 • Fax 303-248-1104

March 9, 1993

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

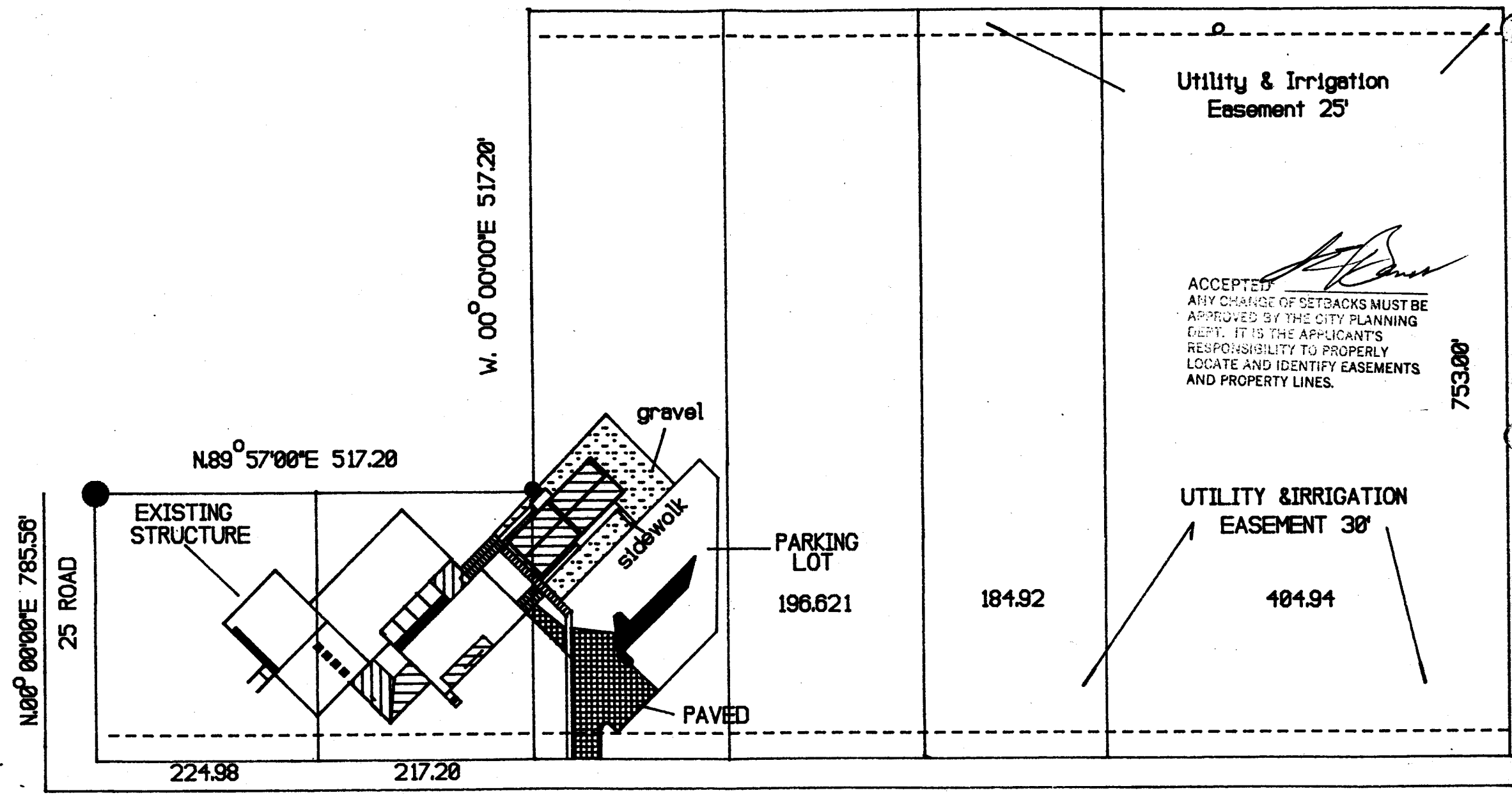
By Mary K. Kalenian
Secretary to the Board




Unified Technical Education Center
Kerry Youngblood, Director



N. 89 57' 00" E.



Utility & Irrigation Easement 25'

ACCEPTED 
 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.

753.00'

UTILITY & IRRIGATION EASEMENT 30'

184.92

404.94

PARKING LOT
196.621

EXISTING STRUCTURE

gravel

sidewalk

PAVED

25 ROAD

N. 00° 00' 00" E 785.56'

224.98

217.20

BLICHMANN AVENUE

FORESIGHT PARK
 Owners & Tenants Association
 Approved as to covenants
 Date 3-5-93
 Committee Member 