

DATE SUBMITTED: 4-1-85

PERMIT # 23068

FEE ~~1000~~ N/C

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 362 Main Street

SQ. FT. OF ^{main floor} BLDG: 15,500

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 102 LOT # 17-21

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: Museum of Western Colo. Dept. of Mesa County
2945-143-15-214

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

* PROPERTY OWNER: DVP Partnership
Fuller & Company
ADDRESS: One Park Central - 1515 Arapahoe
Denver, Colo 80202
PHONE: 292-3700

USE OF ALL EXISTING BUILDINGS: Bos.

* Leased to Museum of Western Colorado
DESCRIPTION OF WORK AND INTENDED USE:
Construction of interior walls & background
display bases for the Dinosaur Valley Exhibit
-main floor only-

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: B-3

FLOODPLAIN: YES _____ NO X

SETBACKS: F 0 S 0 R 0

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 1

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: Interior

only

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: 4/1/85

APPROVED BY: [Signature]

Michael Perry
SIGNATURE