

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO.	55232
FILE #	

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

BLDG ADDRESS 233 ^S N. 5TH STREET TAX SCHEDULE NO. 2945-143-28-948

SUBDIVISION CITY OF G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK 125 LOT 17-24 SQ. FT. OF EXISTING BLDG(S) 39,000

(1) OWNER CITY OF GRD JCT. PDA NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS SAME

(1) TELEPHONE 245-2926 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 0 CONSTRUCTION

(2) APPLICANT MUSEUM OF W. CO. USE OF ALL EXISTING BLDGS _____

(2) ADDRESS 248 S. 4TH ST. DESCRIPTION OF WORK & INTENDED USE: INTERNAL

(2) TELEPHONE 242-0971 WALLS - SOME ELECTRICAL

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE C-2 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF
Landscaping / Screening Required: YES ___ NO ___

SETBACKS: Front _____ from Property Line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL
Special Conditions: Interior Remodel
No change in use

Maximum Height _____ CENS.T. 1 T.ZONE 42 ANNEX # _____
Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Nancy J. Ellyson Date 2-20-96

Department Approval Maria Babidany Date 2-20-96

Additional water and/or sewer tap fee(s) are required: YES ___ NO X W/O No. 1003-0000-02-X

Utility Accounting [Signature] Date 2-20-96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)