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BLDG PERMIT NO. 55231

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 362 Main St TAX SCHEDULE NO. 2945-143-15-014
 SUBDIVISION City of JG SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~ 404
 FILING — BLK 102 LOT 17-21 SQ. FT. OF EXISTING BLDG(S) ~ 10,000 - main floor
 (1) OWNER DYP Properties NO. OF DWELLING UNITS BEFORE: X AFTER: X THIS CONSTRUCTION
 (1) ADDRESS 1102 Umahilla St Denver
 (1) TELEPHONE unknown NO. OF BLDGS ON PARCEL BEFORE: X AFTER: X THIS CONSTRUCTION
 (2) APPLICANT Brooks Britt/Museum of Western Colorado USE OF EXISTING BLDGS Museum
 (2) ADDRESS 33 Box 20, P.O. G.I. 81502 DESCRIPTION OF WORK AND INTENDED USE: education
 (2) TELEPHONE 245 7695 classroom, exhibit space

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-3 Maximum coverage of lot by structures _____
 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 Anterior Only
 Maximum Height _____ CENS.T. 1 T.ZONE 42 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature [Signature] Date 20 Feb '96
 Department Approval Ronnie Edwards Date 2/20/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 1006-1210-02-6
 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)