

Planning \$ <del>500</del>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>61372</u>
FILE #

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 233 So. 5<sup>th</sup> TAX SCHEDULE NO. 2945-143-28-948  
 SUBDIVISION City of G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA  
 FILING \_\_\_\_\_ BLK 125 LOT 17-24 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER MUSEUM OF WESTERN CO. NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (1) ADDRESS 233 So. 5<sup>th</sup> St.  
 (1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (2) APPLICANT C.C.M. ENTERPRISES USE OF ALL EXISTING BLDGS MUSEUM & OFFICE  
 (2) ADDRESS 2898 I-70 BUS. DESCRIPTION OF WORK & INTENDED USE: INSTALL  
 (2) TELEPHONE 248-0025 TEMP HANDICAPP ACCESS RAMP.

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or 55' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_  
 Census Tract 1 Traffic Zone 42 Annx # \_\_\_\_\_

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 [Signature] Date 7-30-97

Department Approval [Signature] Date 7-30-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 1003-0030-026

Utility Accounting [Signature] Date 7-30-97

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)

MUSEUM OF WESTERN  
Co.

PARKING

ACCEPTED SLC 7/30/97  
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.

(TO BE REMOVED)

EXIST RAMP

NEW RAMP  
32' LONG

temp.

UTE AVE

MUSEUM OF  
WESTERN Co.

(OLD C.D. SMITH)

NORTH  
→

50. 5<sup>th</sup> St.