

FEE \$ Pd w/ SPR
TCP \$ 1101.90
DRAINAGE FEE \$ NONE

BLDG PERMIT NO. 58959
FILE # SPR-96-251

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

655 STRUTHERS  
7th & STRUTHERS

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 655 STRUTHERS 7th & STRUTHERS TAX SCHEDULE NO. 2945-234-00-941

SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4516 S.F.

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER WESTERN COLORADO BOTANIC SOC. c/o JOHN GUTLER NO. OF DWELLING UNITS BEFORE: 0 AFTER: - CONSTRUCTION

(1) ADDRESS 222 S. 6th ST ROOM 409 GRAND JCT. CO 81501 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (970) 248-7310 USE OF ALL EXISTING BLDGS EXHIBIT/DISPLAY ASSEMBLY

(2) APPLICANT CHAMBERLIN ARCHITECTS DESCRIPTION OF WORK & INTENDED USE: BOTANIC/BUTTERFLY HOUSE & DISPLAY OF INSECTS

(2) ADDRESS 437 MAIN ST., GJ CO 81501

(2) TELEPHONE (970) 242-6804

✓ 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 I-2 Landscaping / Screening Required: YES  NO

SETBACKS: Front 25 from Property Line (PL) or 25 from center of ROW, whichever is greater Parking Req'mt Paved per plan.

Side 0 from PL Rear 0 from PL Special Conditions: DIA required prior to C.O. for paved parking lot

Maximum Height 65 CENS.T. 8 T.ZONE 44 ANNEX # -

Maximum coverage of lot by structures NA

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 1/30/97

Department Approval [Signature] Date 1/30/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. WR 9749  
swr 9750

Utility Accounting [Signature] Date 1/30/97

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)

**MEMORANDUM**

**DATE: JANUARY 30, 1997**

**TO: CHAMBERLIN ARCHITECTS, APPLICANT  
FILE**

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT**

**RE: SPR-1996-251 BUTTERFLY HOUSE**

A flood control levee has been constructed to protect this area from the 500-year event flooding. The City will make application to FEMA for a map revision to reflect the levee improvement. Until the map revision is approved by FEMA the property is still within the officially designated 100-year floodplain. Applicant understands the risks of building in a floodplain.

WIRE FENCE TO REMAIN

CABLE FENCE TO REMAIN

BLADE EXISTING  
PARKING LOT &  
3" NEW CRUSHED

4" ELM  
10" ELM  
6" ELM  
6" ELM  
6" ELM

14" ELM  
10" ELM TO REMAIN  
8" ELM TO REMAIN  
4568

12" ELM  
4" ELM  
REV 1 - 12/09/96

18" COTTONWOOD TO REMAIN

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.

KKA 1/30/96

LIMIT OF CONST  
FUTURE (N.I.C.)

14" ELM TO REMAIN  
24" ELM TO REMAIN  
70'-0"

5'-0"  
4" DEEP CONC SIDEWALK  
3:12 SLOPE (TYP)

71'-8 1/4"  
65'-0"

4570'  
4571'  
4572'  
4573'

4568.5

4568.0  
30'-0"

4569'

60'-0"

4572'  
4571'

3:12 SLOPE (TYP)

4570'

4570'

4570.0

RE: STR FOR RETAINING WALL

NOTE: FINISH FLOOR ELEV 4569.5 = 100'-0"

50'-0"