

Planning \$ <u>PJ w/VAR</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>64432</u>
FILE # <u>VAR-1997-137</u>

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 <u>NW corner 5th & Ute - CD</u>	TAX SCHEDULE NO. <u>2945-143-28-948</u>
<u>Smith Building</u>	
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>420 (footprint)</u>
FILING _____ BLK <u>125</u> LOT <u>17-24</u>	SQ. FT. OF EXISTING BLDG(S) <u>3600</u>
(1) OWNER <u>Museum of Western Colorado</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>233 S. 5th Street</u>	BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) TELEPHONE <u>242-0971</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>Chamberlin Architects, PC</u>	BEFORE: <u>1</u> AFTER: <u>2</u> CONSTRUCTION
(2) ADDRESS <u>437 Main Street</u>	USE OF ALL EXISTING BLDGS <u>Offices/museum</u>
(2) TELEPHONE <u>242-6804</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Site work and new construction of observation tower</u>

✓ 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 X

SETBACKS: Front _____ from Property Line (PL) or 40 ft from center of ROW, whichever is greater
 Parking Req't NA

Side 0 from PL Rear 0 from PL
 Special Conditions: Ht of observation platform not to exceed 75' - overall ht not to exceed 125'

Maximum Height See Special Conditions
 Maximum coverage of lot by structures NA Genus Tract _____ Traffic Zone _____ 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 _____

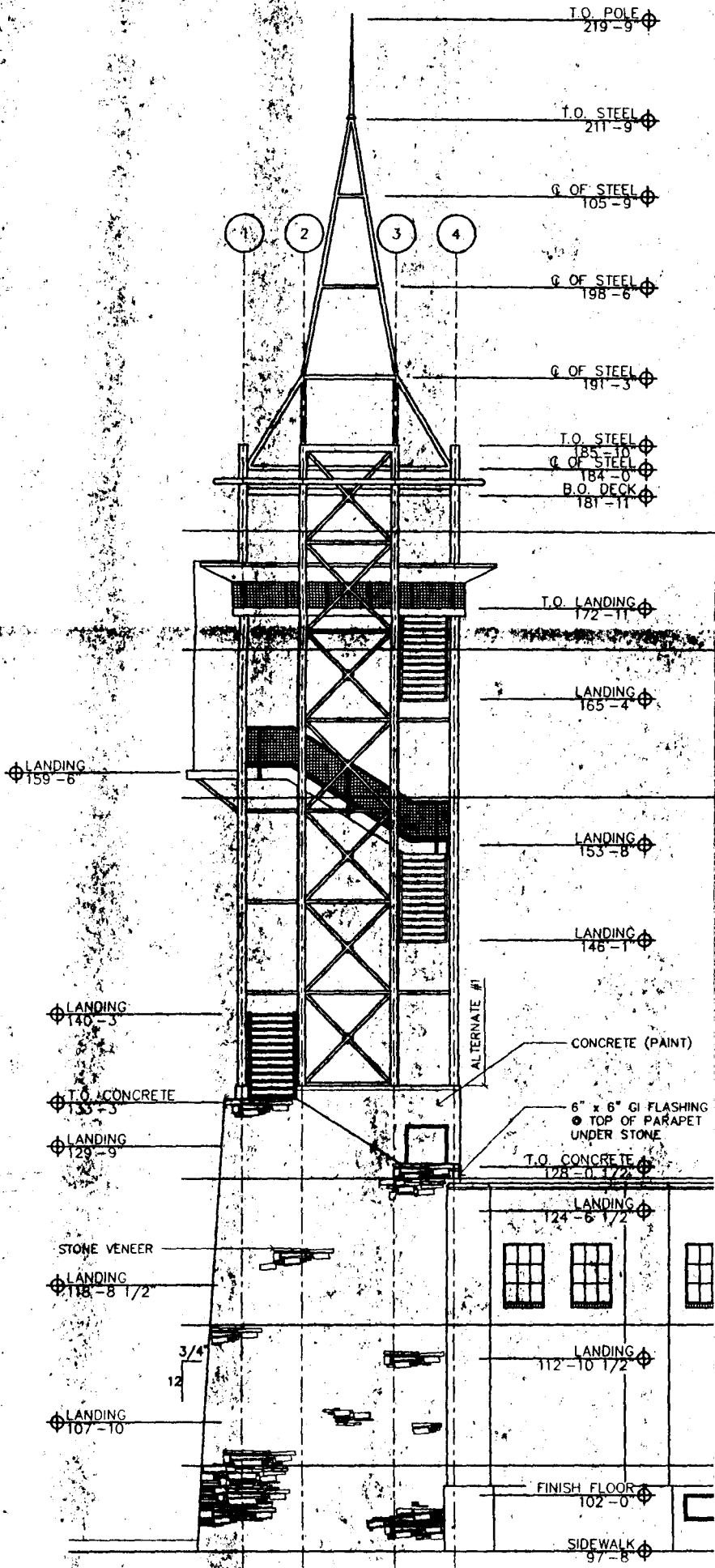
Department Approval [Signature] Date 1/28/98

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. Power Only

Utility Accounting [Signature] Date 1-28-98

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)



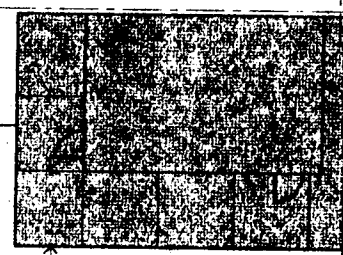
ACCEPTED *KKA 1/28/98*
 ANY CHANGES TO THIS DRAWING SHALL BE
 APPROVED BY THE ARCHITECT.
 THE ARCHITECT SHALL BE RESPONSIBLE FOR
 LOCATING AND IDENTIFYING EASEMENTS
 AND PROPERTY LINES.

5 11

CD SMITH BUILDING

ACCEPTED *KKA* *1/28/98*

ANY CHANGE OF PROPERTY LINES
APPROVED BY THE BOARD OF SUPERVISORS
RESPECTING THE LOCATION OF
LOCAL PUBLIC UTILITIES, EASEMENTS
AND PROPERTY LINES.



EWALK

NEW SIDEWALK

EXISTING