

Planning \$ <u>Pd w/ SPR</u>	Drainage \$ <u>—</u>
TCP \$ <u>1,900.00</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>72599</u>
FILE # <u>SPR-1999-240</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>641 Struthers</u>	TAX SCHEDULE NO. <u>2945-233-00-001</u>
SUBDIVISION _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>7787</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>590 sq. ft.</u>
OWNER <u>W. Colorado Botanical Society</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>641 Struthers Ave</u>	CONSTRUCTION
TELEPHONE <u>245-8565</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>Carl Vostatek</u>	CONSTRUCTION
ADDRESS <u>3431 GV Canal Rd, Clifton</u>	USE OF ALL EXISTING BLDGS <u>Offices</u>
TELEPHONE <u>434-5665</u>	DESCRIPTION OF WORK & INTENDED USE: _____
	<u>New Library Addition</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 <u>I-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or <u>0'</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>no</u>
SIDE: <u>0'</u> from PL REAR: <u>0'</u> from PL	SPECIAL CONDITIONS: <u>Attached Memo re: Flood plain.</u>
MAXIMUM HEIGHT <u>65'</u>	<u>Fence permit required for front setback wall proposed.</u>
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	CENSUS TRACT <u>8</u> TRAFFIC ZONE <u>44</u> ANNEX _____

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 Grand Junction 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.

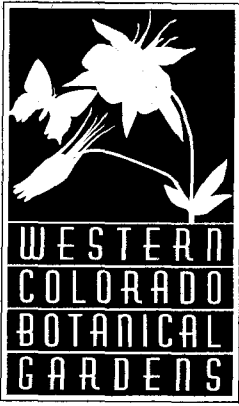
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant's Signature <u>Carl Vostatek</u>	Date <u>10/12/99</u>
Department Approval <u>Patricia Pitt</u>	Date <u>11-30-99</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Acct</u>
Utility Accounting <u>K. Durka</u>	Date <u>172-146</u> <u>12/1/99</u>

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

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



November 23, 1999

Mr. Kent Marsh  
City Development Engineer  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Western Colorado Botanical Society Addition  
File #SPR-1999-240

Dear Mr. Marsh:

Subsequent to telephone conversations with Carl Vostatek regarding planning clearance for our Children's Library Addition, we acknowledge the following: The Society has proposed construction of a six-foot, stucco wall surrounding the proposed garden adjacent to the Addition. The Society understands and agrees that certain conditions apply to the project and that authorization by the City was conditioned on the Society meeting those conditions, requirements and regulations.

The Western Colorado Botanical Society realizes the wall will be constructed in the right-of-way, as well as utility easement. The Society understands and acknowledges that if Struthers Avenue is widened or otherwise improved at some point in the future, this construction will have to be removed.

As we are assured, the wall will have to be removed, we assume full responsibility and liability. We do not and will not hold the City of Grand Junction or its officers, agents or employees accountable for any cost(s) involved or work required for this removal, for damages to landscaping and/or other improvements.

I am authorized by the Board to sign and otherwise bind the Society to this covenant which shall be deemed to run with the land.

If there are any further questions concerning this issue, please contact me at 245-3288.

Sincerely yours,

Jeanette Main-Goecke  
Executive Director

Cc: Western Colorado Botanical Society Board of Directors