

DATE SUBMITTED: Sept. 27, 1990

PERMIT # 36981
FEE \$10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1803 N. 7TH ST.

SQ. FT. OF ^{addition} BLDG: 1,422

UBDIVISION: 2945-114-00-975
978

SQ. FT. OF LOT:

FILING # BLK # LOT #

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:
2945-114-00-978

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: WCCA, INC.

USE OF ALL EXISTING BUILDINGS:
WESTERN CO. CENTER FOR ARTS

ADDRESS: 1803 N. 7TH ST.

PHONE:

DESCRIPTION OF WORK AND INTENDED USE:
GALLERY ADDITION - DISPLAY

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: PB

FLOODPLAIN: YES NO X

SETBACKS: F S R 82

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: 43

CENSUS TRACT #: 4

PARKING SPACES REQ'D: existing

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: existing

SPECIAL CONDITIONS: future enclosed approved in 1982 as was the parking

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

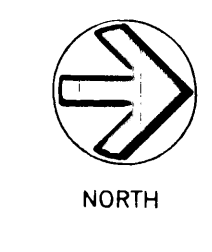
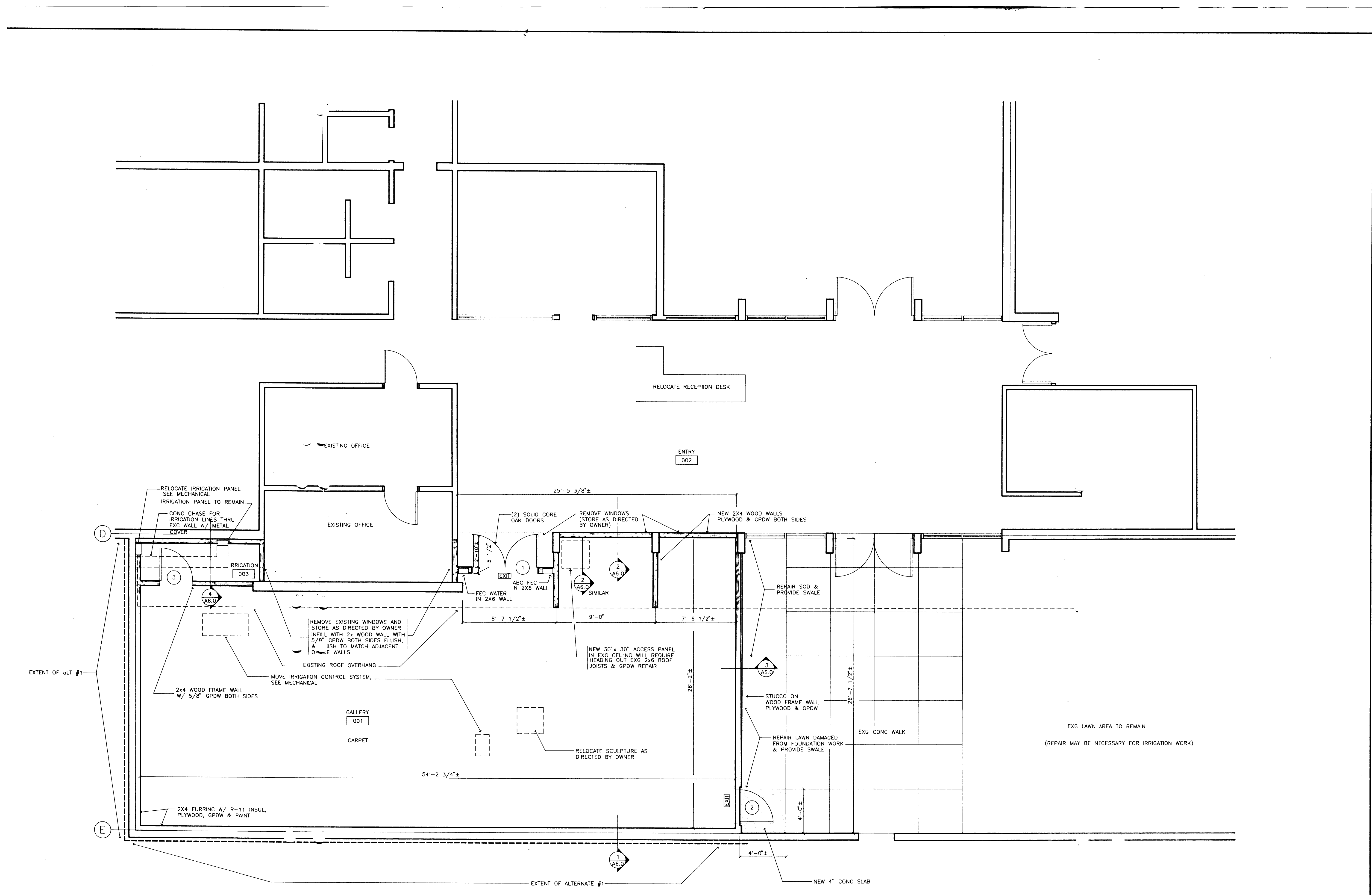
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9/27/90

APPROVED BY: Kathy Portner

David Hoffman
SIGNATURE



FLOOR PLAN
 1
 A2.0 1/4" = 1'-0"

NOTE: SOD & LANDSCAPING TO BE REMOVED PRIOR TO CONSTRUCTION
 WOOD STUDS TO BE 16' C/C UNG

CHAMBERLAIN ARCHITECTS
 2000 1/2 STREET
 GLENWOOD SPRING, CO 81601
 TEL: 970-261-1111
 FAX: 970-261-1112

WESTERN COLORADO CENTER FOR THE ARTS
 1990 ADDITION

Revisions	Date
	08/21/90

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