

FEE \$

BLDG PERMIT NO.

PLANNING CLEARANCE

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

23 9*
09-975
Do NOT Return to Office

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1803 Nth 7th Street TAX SCHEDULE NO. 2945-114

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

FILING BLK LOT SQ. FT. OF EXISTING BLDG(S) 16000

(1) OWNER WESTERN CO. CENTER FOR THE ART NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 1803 Nth 7th Street NO. OF BLDGS ON PARCEL BEFORE: AFTER: CONSTRUCTION

(1) TELEPHONE 243 7337 USE OF ALL EXISTING BLDGS ART CENTER

(2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK & INTENDED USE: addition

(2) ADDRESS 11 within limits of PB zone

(2) TELEPHONE 11

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 PB Landscaping / Screening Required: YES NO

SETBACKS: Front from Property Line (PL) or Parking Req'mt no change
from center of ROW, whichever is greater

Side from PL Rear from PL Special Conditions: Sign replacement to occur within 6 months

Maximum Height no change CENSUS TRACT TRAFFIC ZONE

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 Delbert McClure Date 7/29/94

Department Approval Tom Dixon Date 21 July 1994

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A

Utility Accounting Jackie S. Berry Date 7/22/94

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

Original
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From Office

ORCHARD AVE

ALLEY

52 SPACES PARKING

BIKE RACKS

ADDITION

COURT

EXISTING BUILDING

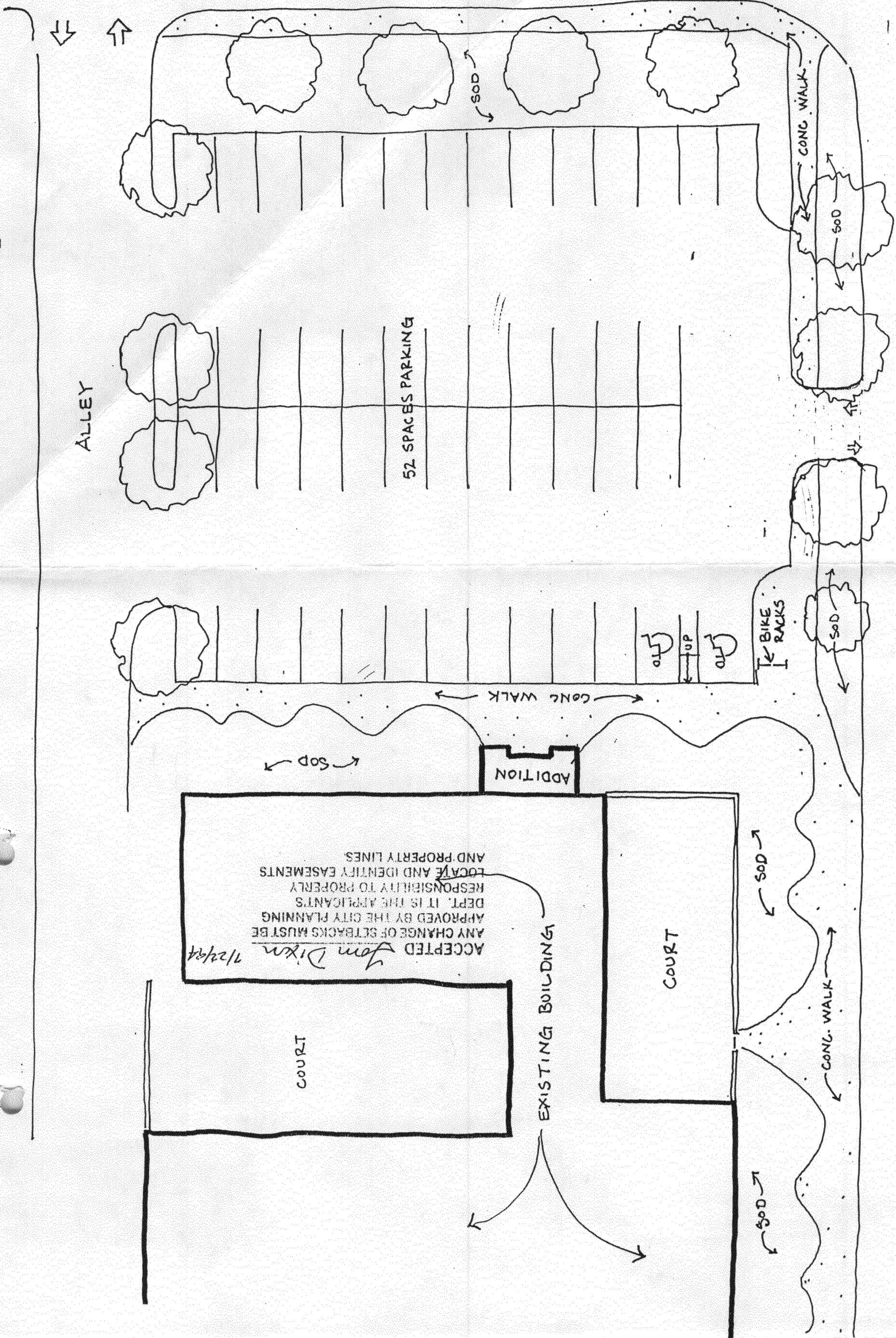
COURT

ACCEPTED
Tom Dixon 7/22/94
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

SEVENTH ST.

1" = 20'-0"

NORTH



Original Do NOT Remove From Office 12/23/04

ORCHARD AVE

ALLEY

52 SPACES PARKING

ADDITION

EXISTING BUILDING

COURT

COURT

BIKE RACKS

CONC. WALK

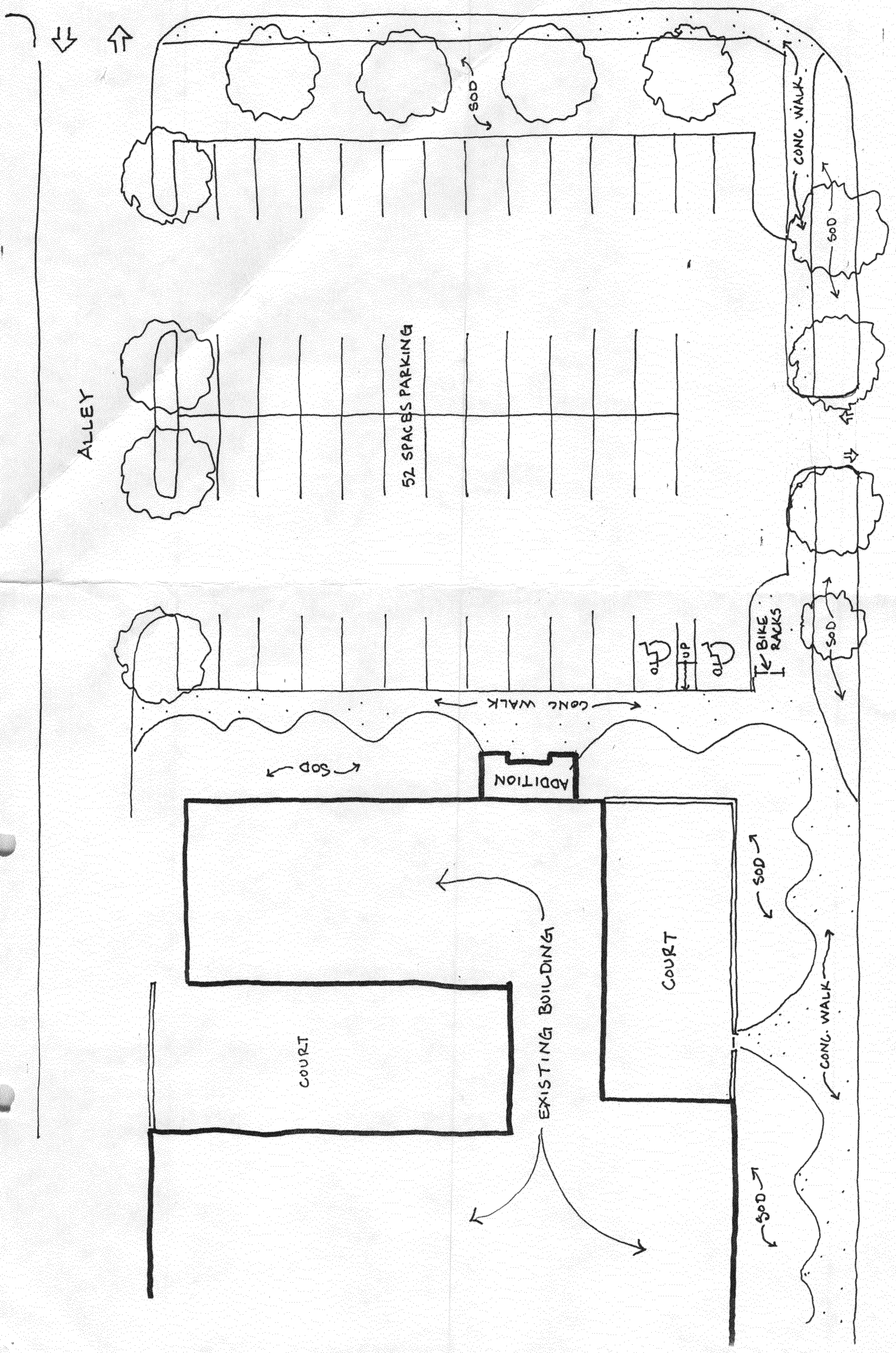
CONC. WALK

SEVENTH ST.

NORTH

1" = 20'-0"

WESTERN COLD CENTER FOR THE ARTS



Original
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123

EXG BUI

REMOVE LIGHT WICKETS, ETC.
• ENTRY ADDITION

EXTEND FLASHING UP EXG WALL
AND TERMINATE IN SAWCUT RASGLE
SHEET METAL FLASHING (PAINT)

EIPS STUCCO

CONC MOM STRIP
(TYP OF TWO)

SLOPES

TOP OF FOUNDATION WALL SLOPE
(REF: C)

RESRADE AND RESOD
TO MATCH EXG

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TO MATCH EXG

B ENTRY - NORTH ELEVATION
A2 1/4" = 1'-0"

A ENTRY - EAST ELEVATION
A2 1/4" = 1'-0"

ENTRY ROOF:
MECHANICALLY ATTACHED MEMBRANE
OVER TAPERED INSULATION
ON 5/8" T&G PWD SHTS
9-1/2" TJI 15DF JOISTS @ 16" O.C.
R-30 BATT INSULATION

EXG PARAPET WALL
TO REMAIN

MEMBRANE FLASHING

EXG ROOF