

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 Reopen

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1803 Nth 7th Street

TAX SCHEDULE NO. 2945-114

SUBDIVISION Capitol Hill

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200

FILING BLK LOT 22

SQ. FT. OF EXISTING BLDG(S) 16000

(1) OWNER Western Co. Center for the Arts

NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 1803 Nth 7th Street

NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243 7337

USE OF ALL EXISTING BLDGS ART CENTER

(2) APPLICANT SAME AS ABOVE

DESCRIPTION OF WORK & INTENDED USE: addition within limits of PB zone

(2) ADDRESS

(2) TELEPHONE

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 from center of ROW, whichever is greater

Parking Req'mt no change

Side from PL Rear from PL

Special Conditions: Sign replacement to occur within 6 months

Maximum Height no change

Maximum coverage of lot by structures

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)