



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

Receipt 1387
 Date 7/11/94
 Rec'd By [Signature]
 File No. 123 94

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

**Original
 Do NOT Remove
 From Office**

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> PROPERTY OWNER		<input type="checkbox"/> DEVELOPER		<input type="checkbox"/> REPRESENTATIVE	

<i>Western Colorado</i>	<i>Craig Chamberlain</i>
Name	Name
<i>1803 N. 7th St.</i>	
Address	Address
<i>Grand Junction, CO 81501</i>	
City/State/Zip	City/State/Zip
Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application	Date
Signature of Property Owner(s) - Attach Additional Sheets if Necessary	

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

123 94

Location: 1803 N. 7th St

Project Name: W. Colorado Center for Arts

Original
Do NOT Remove
From Office

DESCRIPTION	SSID REFERENCE	DISTRIBUTION																				TOTAL REQ'D.		
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field		City Police Dept.	
● Application Fee \$110	VII-1	1																						
● Submittal Checklist*	VII-3	1																						
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																						
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																	
○ Appraisal of Raw Land	VII-1	1		1	1																			
○ Deeds	VII-1	1		1			1																	
○ Easements	VII-2	1	1	1	1		1																	
○ Avigation Easement	VII-1	1			1		1																	
○ ROW	VII-3	1	1	1	1		1																	
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																	
○ CDOT Access Permit	VII-3	1	1																					
○ Industrial Pretreatment Sign-off	VII-4	1	1																					
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																					
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2									1										1		
○ Storm Drainage Plan and Profile	IX-30	1	2									1			1	1	1							
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1						1	1	1	1	1	1							
○ Roadway Plan and Profile	IX-28	1	2									1												
○ Road Cross-Sections	IX-27	1	2																					
○ Detail Sheet	IX-12	1	2																					
● Landscape Plan	IX-20	2	1	1																				
○ Geotechnical Report	X-8	1	1							1														
○ Final Drainage Report	X-5.6	1	2									1												
○ Stormwater Management Plan	X-14	1	2									1									1			
○ Phase I and II Environmental Report	X-10,11	1	1																					
○ Traffic Impact Study	X-15	1	2																		1			

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 1 July 1994
Conference Attendance: Tom Dixon Craig Oberreitfell
Proposal: Interior re-model with new north entry
Location: 1803 N 7th St

Tax Parcel Number: 2945-114-00975 & -00978

Review Fee: \$1600

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

- Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
Drainage
Floodplain/Wetlands Mitigation
Other
Screening/Buffering
Landscaping
Availability of Utilities
Land Use Compatibility
Traffic Generation
Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

#123-94

The ART CENTER

WESTERN COLORADO CENTER FOR THE ARTS

Delbert
245-2938
Rect # 1387

1803 North Seventh Street

Grand Junction, Colorado 81501

(303) 243-7337

July 7, 1994

123 94

Site Plan
Review

123 94

WESTERN COLORADO CENTER FOR THE ARTS GENERAL PROJECT REPORT

Original
Do NOT Remove
From Office

The Western Colorado Center for the Arts intends to relocate our main entrance to the North side of the building, adjacent to our parking lot. We will close our existing entrance and use only the main entrance henceforth.

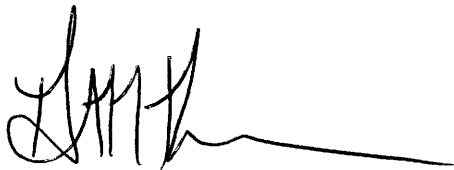
We will remove the existing sign and replace it with a smaller, more aesthetic sign on the east side of the building.

The property is already landscaped.

Our remodeling will not change the use of our building in any way. We will remain a non-profit, art education center.

In 1991, the Department of Energy gave the property a clean bill of health.

For further information, feel free to contact Dave Davis at 243-7337.



STAFF REVIEW

FILE: #123-94

DATE: July 19, 1994

STAFF: Tom Dixon

REQUEST: Site Plan Review

LOCATION: 1803 North 7th Street

APPLICANT: Western Colorado Center for the Arts (Dave Davis)

EXISTING LAND USE: Cultural/Educational

PROPOSED LAND USE: Cultural/Educational (no change)

SURROUNDING LAND USE:

NORTH: Residential

SOUTH: Residential

EAST: Residential

WEST: Residential

EXISTING ZONING: PB (Planned Business)

SURROUNDING ZONING:

NORTH: RSF-5

SOUTH: RMF-32

EAST: RMF-32

WEST: RSF-5

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

Both the 7th Street and the Orchard Avenue Corridor Guidelines apply to this site.

STAFF ANALYSIS:

The Art Center is proposing to relocate the main entry to the center from its present location on the east side of the building (along North 7th Street) to the north side. The north side entry will require an addition of 200 square feet to be added to the building. This addition will allow the entry way to function better and its location will be more convenient to the adjacent parking lot serving the site.

The site for the Art Center is fully developed with landscaping, off-street parking, bicycle parking, public art displays, and signs. With this proposed addition, the Art Center is also

intending to remove the existing pole sign near the corner of 7th Street and Orchard Avenue and replace it with a monument sign along 7th Street, near the existing entry that will be relocated.

Both the 7th Street and the Orchard Avenue Corridor Guidelines apply to this site. However, the relocation of the entry way and the modest addition to the north side of the building is not contrary to any provisions of these guidelines. A new sign will require a sign permit and will be reviewed when submitted.

STAFF RECOMMENDATION:

Approval of the proposed relocation of the entry way from the east to the north side of the building and the proposed 200-square-foot addition, subject to the following conditions:

- 1) The proposed monument sign shall not have dimensions which exceed the square footage amount of the existing pole sign.
- 2) A sign permit shall be required for the new sign.
- 3) The existing pole sign face shall be removed within 10 days of the issuance of the sign permit.

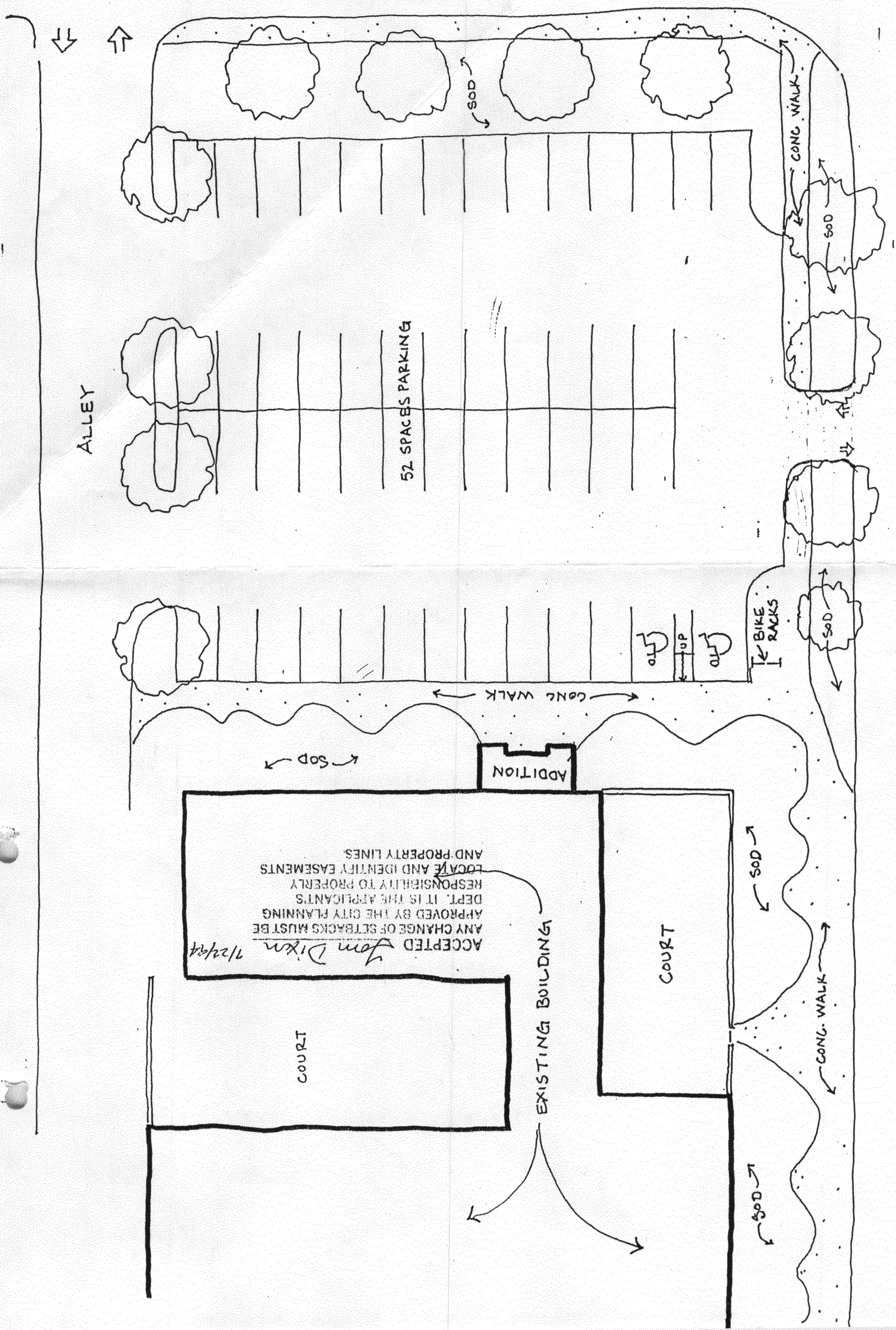
Original
Do NOT Remove
From Office

ORCHARD AVE

NORTH

1" = 20'-0"

SEVENTH ST.



ALLEY

52 SPACES PARKING

ADDITION

BIKE RACKS

ACCEPTED
 Jan Dixon 1/22/94
 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

COURT

EXISTING BUILDING

COURT

CONC. WALK

CONC. WALK

CONC. WALK

SOD

SOD

SOD

SOD

SOD

SOD

↖

↖

↖

↖

↖

↖

↖

↖

↖

↖

↖

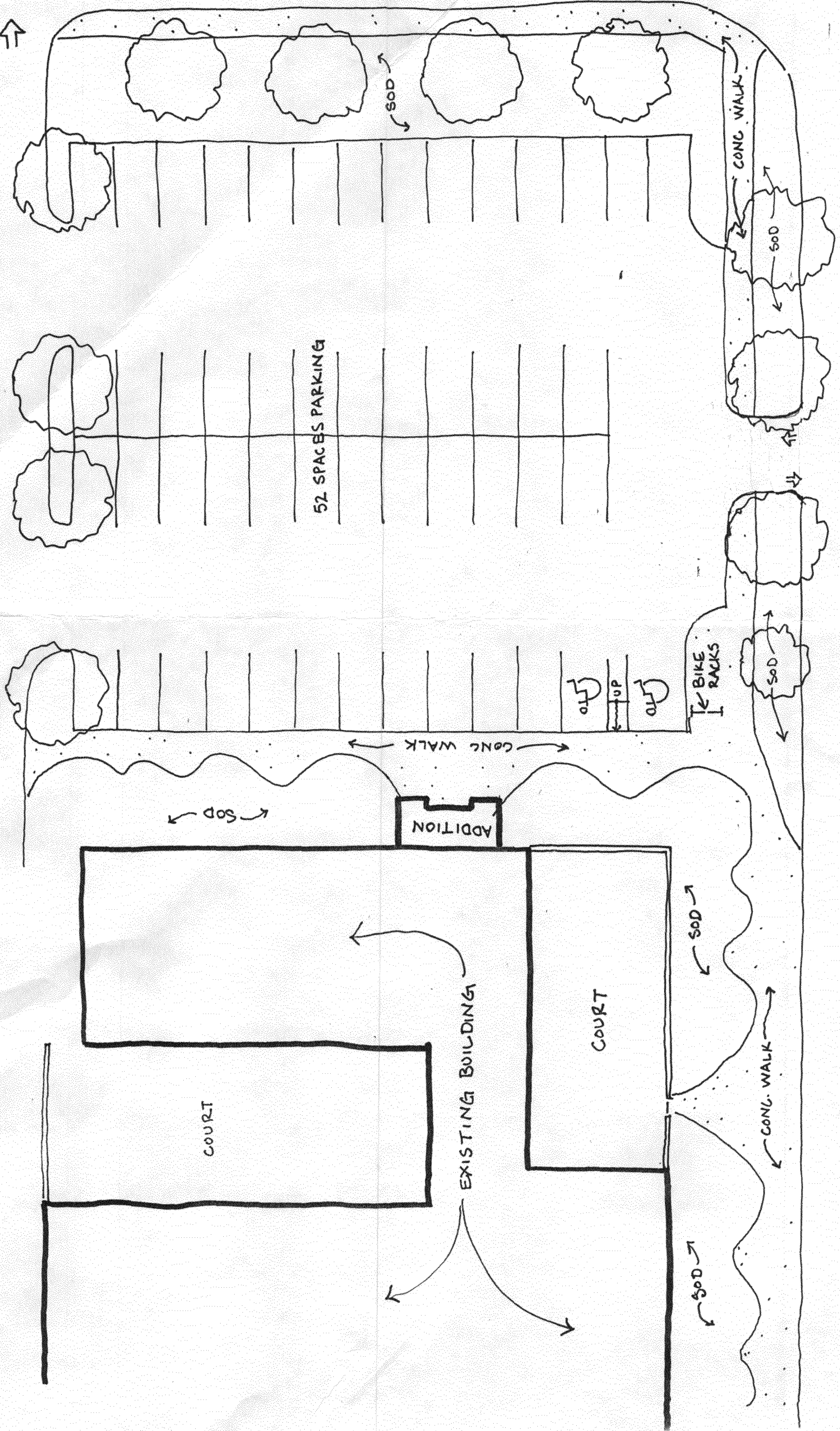
↖

Original
Do NOT Remove
From Office
#23 94

ORCHARD AVE

ALLEY

52 SPACES PARKING



NORTH

1" = 20'-0"

SEVENTH ST.

WESTERN COLD CENTER FOR THE ARTS

Original
Do NOT
Remove
From Office

123

EXG BUIL

REMOVE LIGHT WICKETS, ETC.
● ENTRY ADDITION

EXTEND FLASHING UP EXG WALL
AND TERMINATE IN SANGUIT RAGGLE

SHEET METAL FLASHING (PAINT)

EIFS STUCCO

CONC MOM STRIP
(TYP OF TWO)

RESRADE AND RESOD
TO MATCH EXG

RESRADE AND RESOD
TO MATCH EXG

SLOPES

TOP OF FOUNDATION WALL SLO
(REF C)

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

EXG ROOF

