

FEE \$5.00

BLDG PERMIT NO. 52578

PLANNING CLEARANCE

1006-0500-07-8 (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department

Avalon Theater

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 645 MAIN ST TAX SCHEDULE NO. 2945-144-19-002

SUBDIVISION City of Grand Junction SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0 INC. BASEMENT

FILING BLK 116 LOT 11-15 SQ. FT. OF EXISTING BLDG(S) 17,076 INC. MEZANINE

(1) OWNER CITY OF GRAND JUNCTION NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS Box 296 G.T., CO 81501 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970/245-2926 USE OF ALL EXISTING BLDGS THEATRE

(2) APPLICANT FRANCIS CONSTRUCTORS, INC. DESCRIPTION OF WORK & INTENDED USE:

(2) ADDRESS 507 FRUITVALE CT. INTERIOR REMODEL & EXT. REFINING

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 B-3 Landscaping / Screening Required: YES NO X

SETBACKS: Front from Property Line (PL) or Parking Req't existing

Special Conditions: Revocable Permit approved by City Council 6/21/95 for parking & stairs

Maximum Height Maximum coverage of lot by structures CENSUS TRACT 1 TRAFFIC ZONE 42

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 [Signature] Date 6/23/95

Department Approval [Signature] Date 6/22/95

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

Utility Accounting [Signature] Date 6-23-95

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

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