

Planning \$ <u>P/W/C.D.U.</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>65699</u>
FILE # <u>CUP-1998-047</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>538 Main Street</u>	TAX SCHEDULE NO. <u>Applied For 2945-143.17.011</u>
SUBDIVISION <u>City of Grand Junction</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>0</u>
FILING <u>BLK 104 LOT 23 & 24</u>	SQ. FT. OF EXISTING BLDG(S) <u>10,194</u>
(1) OWNER <u>Aircadia Investment Corp.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> CONSTRUCTION
(1) ADDRESS <u>P.O. Box 209, Colo. Spgs CO 80901</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>(719) 632-6695</u>	
(2) APPLICANT <u>David Prather</u>	USE OF ALL EXISTING BLDGS <u>Theater</u>
(2) ADDRESS <u>2376 204 Rd., DeBeque, CO 81630</u>	DESCRIPTION OF WORK & INTENDED USE: _____
(2) TELEPHONE <u>(970) 283-5277</u>	<u>Theater/Night Club</u>

✓ 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 <u>B-3</u>	Landscaping / Screening Required: YES _____ NO <u>X</u>
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side _____ from PL Rear <u>Interior</u> from PL	Special Conditions: <u>See File CUP-1998-047</u>
Maximum Height _____	
Maximum coverage of lot by structures _____	Census Tract <u>3</u> Traffic Zone <u>42</u> Annx # _____

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 <u>[Signature]</u>	Date <u>2/27/98</u>
Department Approval <u>[Signature]</u>	Date <u>6/16/98</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>11932</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-6-98</u>

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

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