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Planning \$ <u>5.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u> </u>
FILE # <u> </u>

PLANNING CLEARANCE

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

(E)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 695 Main St
 SUBDIVISION City of GJ
 FILING _____ BLK 1116 LOT _____

TAX SCHEDULE NO. 2945-KK-19-949
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) _____

OWNER Downtown Dev Auth
 ADDRESS PO Box 296 GJ, CO
 TELEPHONE 245-2926

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT Eric Kraai-Chamberlin Architects
 ADDRESS 437 Main St. GJ, CO
 TELEPHONE 242-6804

USE OF ALL EXISTING BLDGS Avalon theatre
 DESCRIPTION OF WORK & INTENDED USE: installation of new mechanical roof-top units + ductwork in auditorium of Demo permit also

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
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: interior remodel HCTU. Demo also
 CENSUS TRACT 2 TRAFFIC ZONE 41 ANNEX _____

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 Grand Junction 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 Eric Kraai Date 3-2-99
 Department Approval A. Valdez Date 3-2-99

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>2005-1246</u> <u>711 88824</u>
Utility Accounting <u>Chacha</u>	Date <u>3-2-99</u>

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

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