

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>83506</u>
FILE #

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

Handwritten initials/signature

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 645 MAIN ST.

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Aurora Theater Inc.
ATTN: DDA

ADDRESS 350 MAIN

TELEPHONE 245-9697

APPLICANT CHAMBERLIN ARCHITECTS

ADDRESS 437 MAIN ST

TELEPHONE 242-6804

TAX SCHEDULE NO. 2945-144-19-949

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 681,240.

ESTIMATED REMODELING COST \$ 100,000

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

USE OF ALL EXISTING BLDGS THEATER

DESCRIPTION OF WORK & INTENDED USE: _____
INTERIOR REMODEL AND ADD OVERHEAD DOOR

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-2

SPECIAL CONDITIONS: TB

PARKING REQUIREMENT: N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

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.

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 that 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 1/11/02

Department Approval [Signature] Date 1/11/02
clb 7/19/02
confirm # 020200

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>P. Bensley</u>		Date <u>1/11/02</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)