

Planning \$ <u>N/A</u>	Drainage \$ <u>0.00</u>
TCP \$ <u>0.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2003-258</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1224 N. 25TH STREET TAX SCHEDULE NO. 2945-124-00-020
SUBDIVISION UNPLATTED SQ. FT. OF EXISTING BLDG(S) 5,000
FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A
OWNER ROGER SOLLENBARGER MULTI-FAMILY:
ADDRESS 835 26 ROAD NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP GRAND JUNCTION CO 81506 CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
APPLICANT ASSET ENGINEERING USE OF ALL EXISTING BLDG(S) MOVIE THEATER/
ADDRESS 1007 S 7TH STREET PLAYHOUSE
CITY/STATE/ZIP GRAND JUNCTION CO 81501 DESCRIPTION OF WORK & INTENDED USE: RENOVATE
TELEPHONE 245-0228 INTERIOR, UPGRADE RESTROOMS TO
MEET ADA, ETC. UPGRADE SITE.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

300-128-
Decrease Seats
NO Food Service
Kitchen

ZONE L-1 LANDSCAPING/SCREENING REQUIRED: YES NO
SETBACKS: FRONT: 15' from Property Line (PL) or from center of ROW, whichever is greater
SIDE: 0' from PL REAR: 10' from PL PARKING REQUIREMENT: 37 REQ. 67 PROVIDED
MAX. HEIGHT 40' SPECIAL CONDITIONS: PER APPROVED SITE PLAN.
MAX. COVERAGE OF LOT BY STRUCTURES 1.00

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 [Signature] Date 1/30/04
Department Approval [Signature] Date 1-28-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>1/30/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)