



# SUBMITTAL CHECKLIST

## REVOCABLE PERMIT

Location: SW corner 7th & Main

Project Name: Avalon Theater

ITEMS		DISTRIBUTION														TOTAL REQ'D.		
DESCRIPTION	SSID REFERENCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
<p>RVP-95-89</p> <p>* Paid upon approval                      additional \$20.00 recording                      fee after approval</p>																		
● Application Fee <del>20.00</del>	VII-1	1																
● Submittal Checklist*	VII-3	1																
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● <del>1-1-7</del> Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Names and Addresses	VII-3	1																
● Legal Description	VII-2	1		1														
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Vicinity Sketch <u>Site Plan</u>	IX-30	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

3/2 x 11"

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.



**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. RVP-95-89

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input checked="" type="checkbox"/> Revocable Permit			<u>SW corner of 7th &amp; Main</u>	<u>B-3</u>	<u>Avalon Theatre</u>

Adjacent - City PROPERTY OWNER       DEVELOPER - Avalon       REPRESENTATIVE

City of Grand Junction	DDA/Avalon	Pat Gormley/Barbara Creasman
Name	Name	Name
250 N. 5th Street	P.O. Box 296	P.O. Box 296
Address	Address	Address
Grand Jct., CO 81501	Grand Jct., CO 81502	Grand Jct., CO 81502
City/State/Zip	City/State/Zip	City/State/Zip
	970/245-2926	970/245-2926
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

[Signature]      5/3/95  
 X Signature of Person Completing Application      Date

[Signature]      5/3/95

Signature of Property Owner(s) - Attach Additional Sheets if Necessary  
(Avalon)

C H A M B E R L I N  
A R C H I T E C T S

May 3, 1995

**THE AVALON - RECONSTRUCTION PHASE I**  
General Project Report

The Avalon reconstruction project will restore the theater's appearance and capacity to original condition. In the late 1940's, a remodeling removed the neo-classic inspired pilasters, cornice and arched windows. Years later the balcony seating was abandoned.

This project requires new construction on the Main Street facade which will extend beyond the existing face of the building. This work will recreate the projecting pilasters and will be supported by the original foundation which still exists beneath the sidewalk. We are also required to build a stairway in the pedestrian alley to the west of the building. This stairway will provide egress for the Auditorium and Stage through an existing exterior door.

Please refer to the enclosed plans and photographs for more information.

A P R O F E S S I O N A L C O R P O R A T I O N

437 MAIN STREET  
GRAND JUNCTION, COLORADO 81501-2511  
TELEPHONE (303) 242-6804  
FAX (303) 245-4303

STAFF REVIEW

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DATE: May 10, 1995

STAFF: Kathy Portner

REQUEST: Revocable Permit for Avalon Renovation

LOCATION: 7th and Main Streets

APPLICANT: DDA/Avalon

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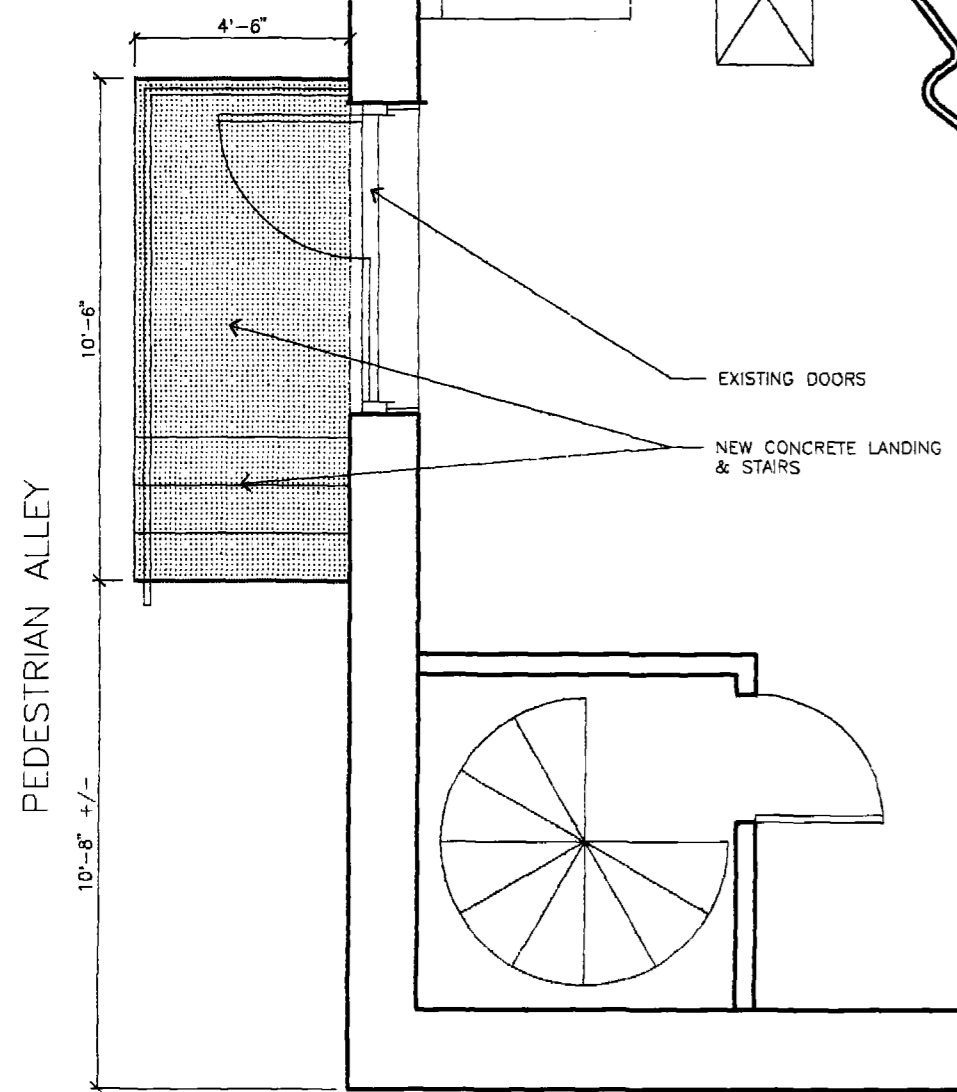
**EXECUTIVE SUMMARY:** A resolution authorizing the issuance of a Revocable Permit to allow the encroachment of projecting pilasters and a stairway into a portion of the Main Street Right-of-Way and the pedestrian alley west of the Avalon Theater.

**STAFF ANALYSIS:** The proposed Avalon Theater reconstruction project will restore the theater's appearance and capacity to its original condition. Phase I of the project includes new construction on the Main Street facade which will extend beyond the existing face of the building approximately 14". The restoration will recreate the projecting pilasters to be supported by the original foundation which still exists beneath the sidewalk. A stairway is also proposed in the pedestrian alley to the west of the building to provide required egress from the auditorium and stage through an existing exterior door.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

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**STAFF RECOMMENDATION:** Review and adopt proposed resolution



A
C2


**PARTIAL SITE/BUILDING PLAN**  
 1/4" = 1'-0"

ALLEY

B
C2


**KEY PLAN**  
 NTS

