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File		RVP-1995-089												
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P	S	A face items are denoted with an actorial (#) which means they are to be ground for normal and the												
r	c	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There												
e s	a	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been												
- 1	n n	included.												
e n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a												
t	d	quick guide for the contents of each file.												
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed												
.		in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.												
X	X	*Summary Sheet – Table of Contents												
X	X	Application form												
		Receipts for fees paid for anything												
X	X	*Submittal checklist												
X	X	*General project report												
		Reduced copy of final plans or drawings												
X	X	Reduction of assessor's map												
		Evidence of title, deeds												
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		Appraisal of raw land												
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		*Final reports for drainage and soils (geotechnical reports)												
		Other bound or nonbound reports Traffic studies												
	$\dashv$	Individual review comments from agencies												
-		*Consolidated review comments list												
		*Petitioner's response to comments												
X	X													
		*Planning Commission staff report and exhibits												
		*City Council staff report and exhibits												
		*Summary sheet of final conditions												
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or												
		expiration date)												
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:												
<b>47</b> T	471													
X	X	Resolution No. 67-85 - ** Planning Clearance - **												
	X													
X		Site Plan												
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## REVOCABLE PER

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NOTES:

3)

IV-

An asterisk in the item description column indicates that a form is supplied by the City.

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. Each submitted item must be labeled, named, or otherwise identified as described above in the description column. 1) 2)



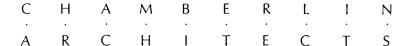
# DEVELOPMENT APPLICATION Community elopment Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430

Receipt
Date
Rec'd By
File No RVO 95-X9

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				
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub					,				
[] Rezone				From: To	0:					
[ ] Planned Development	[]ODP []Prelim []Final									
[] Conditional Use						·				
[ ] Zone of Annex		······································			· · · · · · · · · · · · · · · · · · ·					
[] Variance										
[] Special Use										
[] Vacation						[] Right-of-Way [] Easement				
N Revocable Permit			15W corner of 7th & Main	B-3		avalon Theate-				
Adjacent - City PROPERTY OWNER  M DEVELOPER - Awlon REPRESENTATIV										
City of Grand .	Junction	DDA/Aval	on	Pat Go	rmley/Ba	rbara Creasman				
Name		Name		Name						
250 N. 5th Str	eet	P.O. Box Address	296	P.O. B	ox 296	·				
Grand Jct., CO City/State/Zip	81501	Grand Jc City/State/Zip	t., CO 81502	Grand City/State/	Jct., CC	81502				
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Business Phone No.		Business Pho		Business f						
NOTE: Legal property ov	wner is owner of record	d on date of sub	omittal.							
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Signature of Property\_Owner(s) - Attach Additional Sheets if Necessary (Avalon)



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.

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

### STAFF REVIEW

DATE: May 10, 1995

STAFF: Kathy Portner

REQUEST: Revocable Permit for Avalon Renovation

LOCATION: 7th and Main Streets

APPLICANT: DDA/Avalon

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 in 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.

STAFF RECOMMENDATION: Review and adopt proposed resolution

