

City  County

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 201 Cole Ave

SQ FT OF BLDG: 3125

SUBDIVISION: \_\_\_\_\_

SQ FT OF LOT: 3125

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2945-143-26-001

PROPERTY OWNER: Ken Funnelle

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 202 N 1st

PHONE: 242-4419

DESCRIPTION OF WORK AND INTENDED USE:

HEATING CAP. 133

REMODEL BAR. (FLAMINGO)

\*\*\*\*\*  
FOR OFFICE USE ONLY  
\*\*\*\*\*

ZONE: C2

FLOOD PLAIN: YES  NO

SETBACKS: F 40' S 0' R 0'

GEOLOGIC HAZARD: YES  NO

RIGHT OF WAY: 100'

CENSUS TRACT NUMBER: 1

MAXIMUM HEIGHT: 40'

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING SPACES REQUIRED: DDA Area

SEPERATE SIGN PERMIT REQUIRED -

LANDSCAPING/SCREENING: \_\_\_\_\_

will submit letter of intent stating no change in type of operation

MEETING WITH PLANNER (BOB GOLOIN) REQUIRED BEFORE ISSUING

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).

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 SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

[Signature]  
SIGNATURE

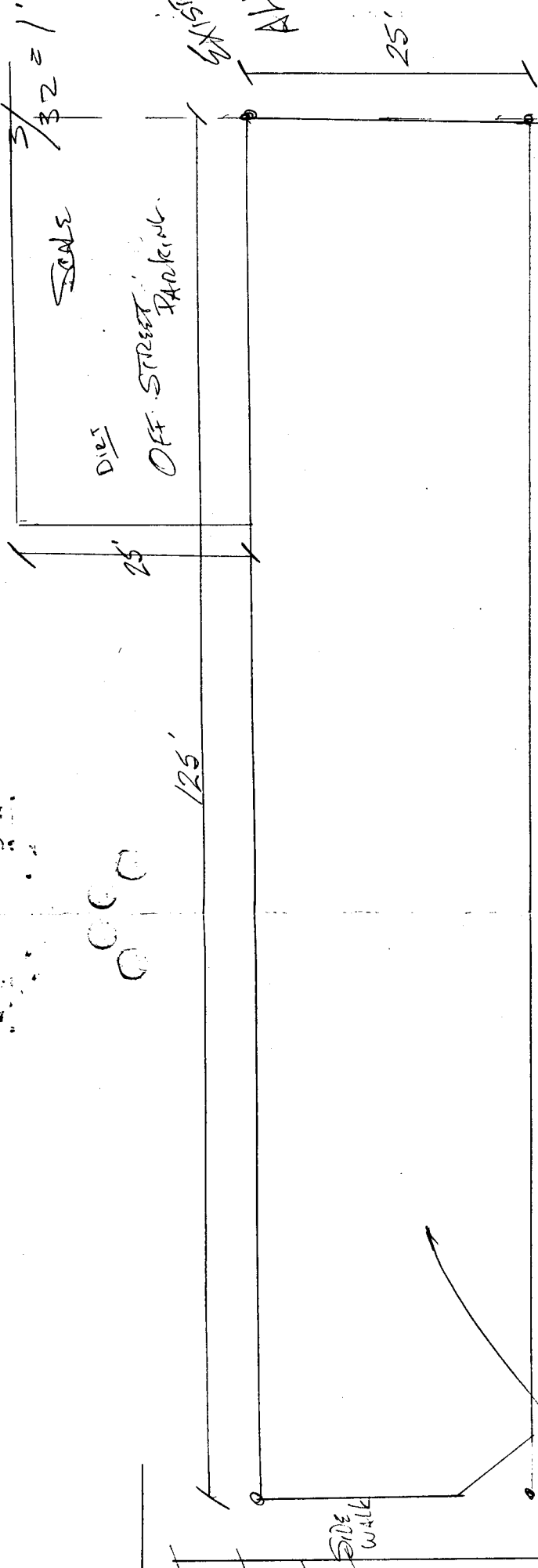
DATE APPROVED: 11-28-84

APPROVED BY: Tina (K)

C.o. released 12-19-84 MS.

← NORTH

EXISTING STREET  
SIDE WALK  
Colo. AVE.



SIDE WALK

EXISTING ON STREET PARKING

2ND AVE.

Plot Plan

BLDG. IS SET TO  
PROPERTY LINE

OMNI CONST. Co

Grand Vct.

434-4073

201 Colo. Ave

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
DEC 19 1984

Cheers  
201 Colorado Avenue  
Grand Junction, CO 81501

November 29, 1984

City-County Planning Department  
559 White Avenue, Room 60  
Grand Junction, CO 81501

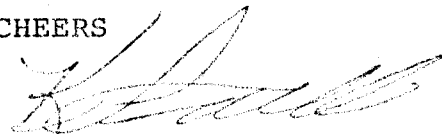
Dear Sirs:

In regards to your Conditional Use for Liquor License Requests, please be advised as follows: Cheers, located at 201 Colorado Avenue, Grand Junction, Mesa County, Colorado, will be operating from approximately 1:00 p.m. to 2:00 a.m., Monday thru Saturday; and from 12:00 noon to 12:00 midnight, Sundays. We anticipate and hope for 130 customers during peak business hours. The Fire Department seating capacity is 133. Cheers is a lounge and will employ a 6'6", 340 lb doorman as security. To the best of our knowledge there is parking availability for approximately 600 vehicles in a two block radius. Cheers is contemplating to be open for business on December 1, 1984. Trash pickup will be furnished by the City of Grand Junction; outside lighting as necessary and allowable.

If further information is necessary, please contact Kenneth Funnelle, 2102 North First Street, Grand Junction, CO 81501, telephone - 242-4419; or at the above address, telephone - 242-1180.

Very truly yours,

CHEERS



Kenneth H. Funnelle, Owner

KHF/mks