

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

BLDG PERMIT NO. <u>107311</u>
FILE # <u>    </u>

## PLANNING CLEARANCE

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

\*\* THIS SECTION TO BE COMPLETED BY APPLICANT \*\*

BLDG ADDRESS 701 main TAX SCHEDULE NO. 2945-144-20-002  
SUBDIVISION City of GJ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000 SQ FT  
FILING      BLK 113 LOT 10-10 SQ. FT. OF EXISTING BLDG(S)       
(1) OWNER Mary Donlan NO. OF DWELLING UNITS  
BEFORE: 0 AFTER:      CONSTRUCTION  
(1) ADDRESS Box 995 Cedaredge CO 81623  
(1) TELEPHONE 970-963-2000 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION  
(2) APPLICANT Kevin McConnell USE OF ALL EXISTING BLDGS Commercial  
(2) ADDRESS 230 W. 17th GJ (081501) DESCRIPTION OF WORK & INTENDED USE: Minor Remodel  
(2) TELEPHONE 970-6083 (970) - Denver theatre  
(Pamela Crawford)

✓ Submittal requirements are outlined in the S&D (Submittal Standards for Improvements and Development) document.

\*\* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \*\*

ZONE B-3 Landscaping / Screening Required: YES      NO       
SETBACKS: Front      from Property Line (PL) or Parking Req'mt       
     from center of ROW, whichever is greater  
Special Conditions: in town only  
Side      from PL Rear      from PL  
Maximum Height       
Maximum coverage of lot by structures      Census Tract 2 Traffic Zone 41 Annx #     

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 G.J. 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 Pamela S. Crawford (Box office Manager) Date 10-2-98

Department Approval [Signature] Date 10-2-98

Additional water and/or sewer tap fee(s) are required: YES ✓ NO      W/O No. 11644 + 86892

Utility Accounting [Signature] - Finance P/F - Promise Payment Date 10/2/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)


(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

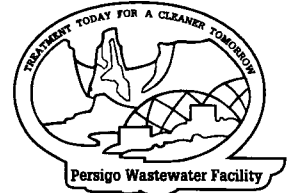


Attention: Community Development Department  
250 North 5th St.  
Grand Junction CO 81501

This letter is a confirmation that liquor revenue's for the Limited Liability Company named Modern World Cabaret will be less than 25 % of the overall revenue.

Sincerely,

  
Kevin McConnell  
Manager/ L.L.C  
Modern World Cabaret



City of Grand Junction  
Industrial Pretreatment Program  
2145 River Road  
Grand Junction, CO 81505

October 8, 1998

Bob Lee  
Mesa County Building Department  
P.O. Box 20000  
Grand Junction, CO 81502

Dear Bob,

A Restaurant Industrial Pretreatment Permit Application was submitted to this office by Kevin McConnell, Executive Producer of The Cabaret, to be located at 701 Main Street in Grand Junction. Based on the information provided, this will be a limited use facility (all food preparation and clean up is done off-site). As such, they are considered conditionally exempt from the requirement to install a grease interceptor.

If you require additional information, please call at 244-1489.

Sincerely,

Catherine Crabb  
Assistant Coordinator  
Industrial Pretreatment Program

cc: Trent Prall, Utility Engineer, City of Grand Junction  
Senta Costello, Community Development  
Kevin McConnell, Executive Producer, The Cabaret