

Planning \$ <u>N/A</u>	Drain: \$ <u>N/A</u>
TCP \$ <u>1750.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>MSP-2005-219</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

### Grand Junction Community Development Department

KANNAH CREEK BREWING CO.

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1910 N. 12<sup>TH</sup> ST

TAX SCHEDULE NO. 2945-122-00-109

SUBDIVISION FAIRMOUNT

SQ. FT. OF EXISTING BLDG(S) 14,980

FILING \_\_\_\_\_ BLK 1 LOT 1

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~714~~

OWNER CAMELIA UZEU BERRY

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 738 RANCH ROAD

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2  
CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION CO 81505

USE OF ALL EXISTING BLDG(S) SHOPPING CENTER, RESTAURANT

APPLICANT ROSCO'S INC

DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT

ADDRESS 2683 DEL MAR DR

CITY/STATE/ZIP GRAND JUNCTION, CO 81506

SILO FOR BREW PUB, ADD

TELEPHONE 970 243 6138

PMIO WITH OUTDOOR SEATING - 36 SEAT

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>B-1, NEIGHBORHOOD BUSINESS</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL	PARKING REQUIREMENT: <u>1 PER 3 SEATS</u> <span style="font-size: small;">PREVIOUSLY INSTALLED</span>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

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 John J. [Signature] ROSCO'S INC., PRESIDENT Date 8/25/05  
 Department Approval [Signature] Date 3-16-06

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>3/20/06</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)