

Planning \$ <u>10.00</u>
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 2531 N. 12TH ST G.J.
Parcel No. 2945-111-27-002
Subdivision Fairmont Village
Village Farm
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Breckenridge Ale House LLC
Address 2531 N. 12TH ST
City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

*** FOR CHANGE OF USE:**

*Existing Use: _____
*Proposed Use: _____

APPLICANT INFORMATION:

Name Brian Oliver
Address 2912 Hermosa Ct
City / State / Zip Grand Jet CO 81502
Telephone (970) 242-7253

Estimated Remodeling Cost \$ 700.00
Current Fair Market Value of Structure \$ 1,145,200

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>B-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES <u>✓</u> NO _____
Side <u>0</u> from PL Rear <u>15</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Must Replace landscaping taken out. No additional seating allowed in new paved area</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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).

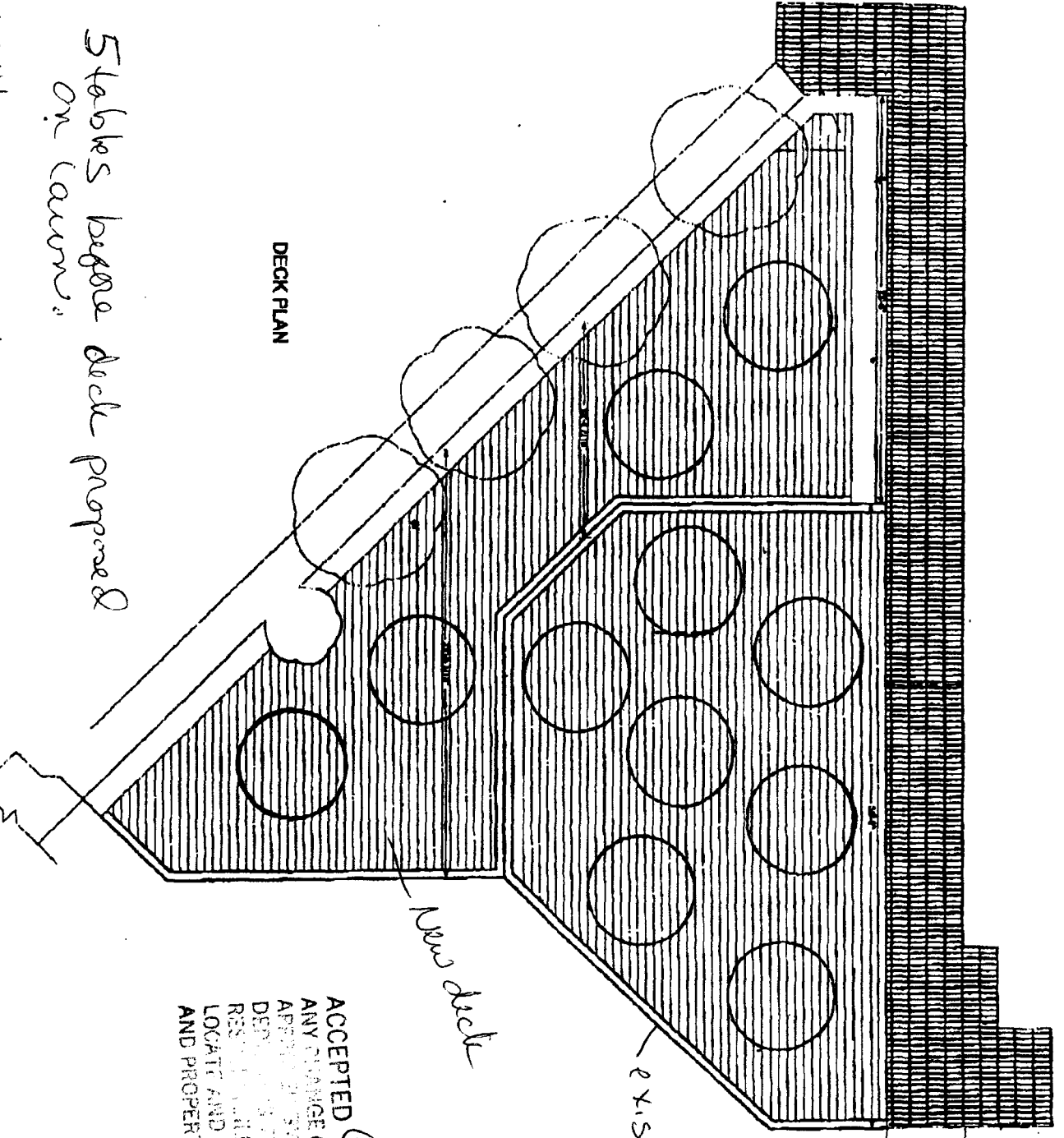
Applicant Signature _____ Date 3/14/07
Department Approval _____ Date 3/14/07

Additional water and/or sewer tap fee(s) are required: YES <input type="radio"/> NO <input checked="" type="radio"/> W/O No.
Utility Accounting _____ Date <u>3/14/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Stables below deck proposed
 on lawn.
 with new deck - propose only 4 tables

DECK PLAN



New deck

existing

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND THE APPLICANTS
 RESUME LIABILITY TO PREVENT
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

4 tables
 3127 b/c

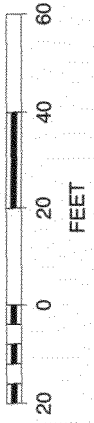
EACH TABLE
 SEATS 5 GUESTS

242-1254

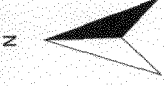
City of Grand Junction GIS Zoning Map ©



SCALE 1 : 462



Handwritten notes:
2511-12th St
2510-12th St



From: Scott Williams
To: Bob Lee; Bret Guillory; brian@breckenridgebrewery.com; Faye Hall; mi...
Date: 3/26/2007 3:32 PM
Subject: RE: Breckenridge Ale House

3/26/07

Based on information submitted to this office, the Breckenridge Ale House, located at 2531 North 12th Street, will have no pretreatment requirements for their addition of an outside patio bar. There will be no change in their existing kitchen facility.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.