

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>450.00</u>	

Buildg Permit No.
File # <u>CUP-2008-263</u>

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 409 MAIN  
 SUBDIVISION n.a. downtown  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2945-143-19-002  
 SQ. FT. OF EXISTING BLDG(S) 2306.74 Sq Ft.  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 459 Sq Ft.

OWNER MS Carolyn Santy  
 ADDRESS 1801 N 4th St.  
 CITY/STATE/ZIP Grand Jct. Colo. 81501

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT William Lloyd  
 ADDRESS 409 Main  
 CITY/STATE/ZIP Grand Jct. Colo. 81501  
 TELEPHONE 970-241-2633

USE OF ALL EXISTING BLDG(S) bar/nightclub  
 DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
Patio (no seating) & 8 ft fence structure

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>B-2</u> Principal structure set back for fence SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>0</u> from PL MAX. HEIGHT <u>65'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>n.a.</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>none</u> FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u> SPECIAL CONDITIONS: <u>one parking space planned, directional signage exempt from permit if 3 sq. ft. or less, any additional lighting must meet night sky requirements.</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 William B. Lloyd Date 7-18-08  
 Planning Approval Judith A. P... Date 11/26/2008

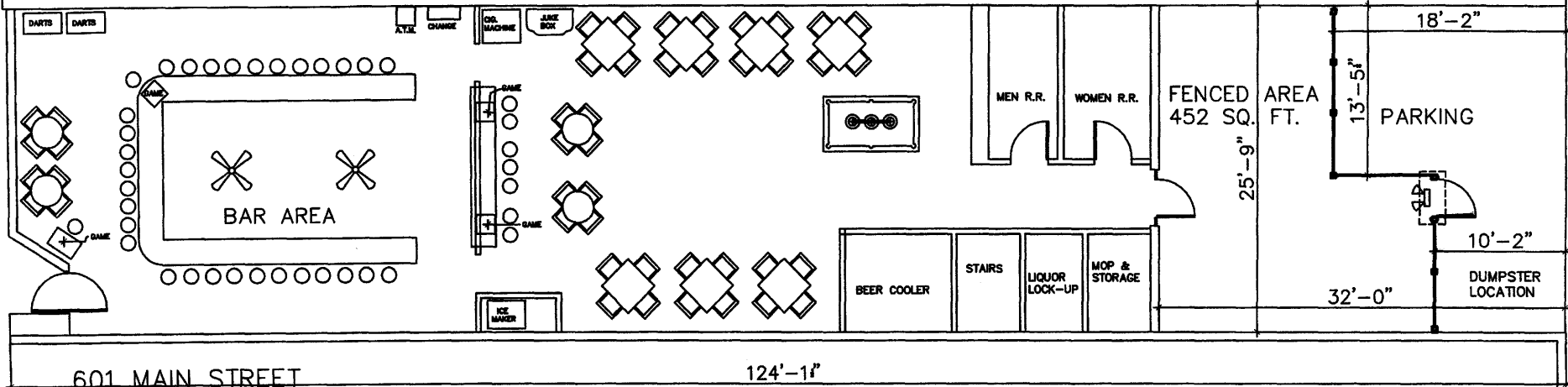
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>A. Bensusley</u>			Date <u>12/2/08</u>

**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)    (Goldendred: Utility Accounting)

619 MAIN STREET  
HARRIS OFFICE SUITES

609 MAIN STREET  
QUINCY BAR



20' WIDE ALLEY WAY

601 MAIN STREET  
HAMMONDS GOLF

**PROJECT INFORMATION**

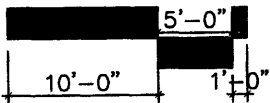
QUINCY BAR  
609 MAIN STREET  
PROPERTY ZONING B-2 ( DOWNTOWN BUSINESS )  
LEAGAL DESCRIPTION: LOT 3 BLOCK 116  
GRAND JUNCTION, CO 81501  
TOTAL SQ FT: 3178  
970.242.9633  
PROPOSED FENCE PROJECT

**NOTES**

PROPOSED FENCE TO BE 4" STEEL POST  
2" IN CONCRETE WITH STEEL PANELS  
SCREWED TO STEEL FRAME. THE EXIT GATE  
IS A STEEL JAMB WELDED TO STEEL POST  
WITH A STEEL DOOR, EQUIPED WITH  
ONE WAY PANIC HARDWARE.  
NO ADDITIONAL SEATING IN THIS AREA.  
USED FOR SMOKERS.



SCALE 3/32" = 1'



City PLANNER Approval

Judith A. Poir

10/6/08

DATE

City Development Engineer Approval

Kent Harbert

10/6/08

DATE



PUBLIC WORKS & PLANNING

**RECORD OF DECISION / FINDINGS OF FACT**


DATE: November 26, 2008

FILE: CUP-2008-263

LOCATION: 609 Main Street

PETITIONER: William and Adelle Lloyd  
609 Main Street  
Grand Junction, CO 81501

OWNER: Carolyn Santy  
1801 N 4<sup>th</sup> Street  
Grand Junction, CO 81501

PLANNER: Judith A. Rice 

DECISION: **APPROVED**

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On November 25, 2008, the Grand Junction Planning Commission approved the request for a Conditional Use Permit to allow a bar/nightclub, The Quincy, in a B-2 zone district. The project is located at 609 Main Street and includes tax schedule numbers 2945-143-19-002. The Conditional Use Permit is approved with the following findings of fact, conclusions:

1. The requested Conditional Use Permit is consistent with the Growth Plan.
2. The review criteria in Section 2.13.C of the Zoning and Development Code have all been met.

The Conditional Use Permit approval is valid for a period of one (1) year from the date of approval. All uses that are subject to the Site Plan Review, as approved on October 6, 2008, must commence construction within one (1) year of the date of approval. If a building permit is obtained prior to expiration of the site plan approval, the major site plan approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.

A Conditional Use Permit approval shall run with the land and remain valid until the property changes use or the use is abandoned and nonoperational for a period of twelve (12) consecutive months.