

Planning \$ <u>5.00</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>NO change</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>0</u>	

Bldg Permit No.
File # <u>none</u>

Interior Remodel

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 545 North Avenue, Grand Junction

TAX SCHEDULE NO. 2045-142-05-018

SUBDIVISION N/A

SQ. FT. OF EXISTING BLDG(S) 4,172 (total) - 1,427 utilized for application

FILING _____ BLK 7 LOT 9, 10, 11, 12

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A - same

OWNER 545 North Avenue, LLC

MULTI-FAMILY: N/A

NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION

ADDRESS 124 North 7th Street

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

CITY/STATE/ZIP Grand Junction, CO 81501

APPLICANT A Sweet Life, LLC

PAID

USE OF ALL EXISTING BLDG(S) Retail

ADDRESS 545 North Avenue

DEC 09 2008

DESCRIPTION OF WORK & INTENDED USE: bake and cook

CITY/STATE/ZIP Grand Junction, CO 81501

TB

manufacture with pick-up and delivery

TELEPHONE _____

(bakery from retail)

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>existing</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT _____ <u>interior remodel only</u>	SPECIAL CONDITIONS: <u>(section off 1/3 of bldg - unit A) only</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 Daniff P. Bradley Date 12-9-08

Planning Approval Ronnie Edwards Date 12-9-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>(Bensley)</u>			Date <u>12/9/08</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) (Goldenrod: Utility Accounting)

A Sweet Life, LLC
545-A North Avenue
Grand Junction, Colorado 81501
(970) 778-0108

*no change in use -
Home ~~ward~~ Bound
Thrift Store is
Primary Use*

*Pl. Cl. only - Ronnie
11/10/08*

City Of Grand Junction
Community Development
250 N. 5th Street
Grand Junction, Colorado 81501

Re: General Project Report – 545 North Avenue

A Sweet Life, LLC is seeking the City of Grand Junction's Planning and Site Plan approval for a specialty cake bakery located at 545 North Avenue, Unit A.

A Sweet Life, LLC (hereinafter referred to as The Bakery) is owned and operated by Danielle Bradley and specializes in the preparation of custom cakes and cookies. Items prepared at the above-described location are for off-site consumption. The Bakery will not have the facilities to accommodate on-site public consumption of their products.

The Bakery will occupy the East side of the building, utilizing approximately 1427 square feet of the 4,672 total square feet. The remaining 3,245 square feet of the building will be occupied by Homeward Bound of the Grand Valley, LLC (hereinafter referred to as The Thrift Store); which operates as a not-for-profit retail thrift store.

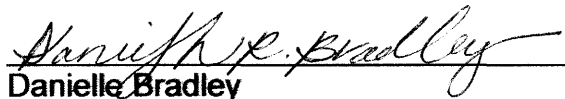
The Bakery and the Thrift Store will conduct business out of the building which has historically housed retail merchandising. Neither the Bakery or the Thrift Store will significantly alter the traditional use. Items prepared by the Bakery will typically be produced for pick-up or delivery, for various events within the Grand Junction area. It is anticipated that the Bakery will be operated by two people.

The property at 545 North Avenue is situated on Lots 9, 10, 11 and 12 of Block 7, Grand Junction, Mesa County, Colorado. Having a total square footage of 14,500. A drawing of the location, showing the building's location is attached to and made part of the this report. The Bakery will not be creating waste requiring pretreatment and has been granted a conditional exemption by the Persigo Waste Water Treatment Plant, a copy of a document prepared by Scott Williams is attached to this report.

Further documentation attached to this submission include:

- Site Sketch Plan
- Lease Agreement for Homeward Bound of the Grand Valley, LLC
- Mesa County Assessor Drawing
- Mesa County Assessor Tax Information and Building Description with photos
- A Sweet Life, LLC City of Grand Junction Sales Tax License
- A Sweet Life, LLC State of Colorado Sales Tax License
- A Sweet Life, LLC State of Colorado License to Operate Retail Food Establishment

Respectfully submitted,



Danielle Bradley
Owner – A Sweet Life, LLC

From: Scott Williams
To: Bob Lee; Bret Guillory; Darleen McKissen; mike.mossburg@co.mesa.co.us...
Date: 10/23/2008 11:50 AM
Subject: RE: A Sweet Life, LLC

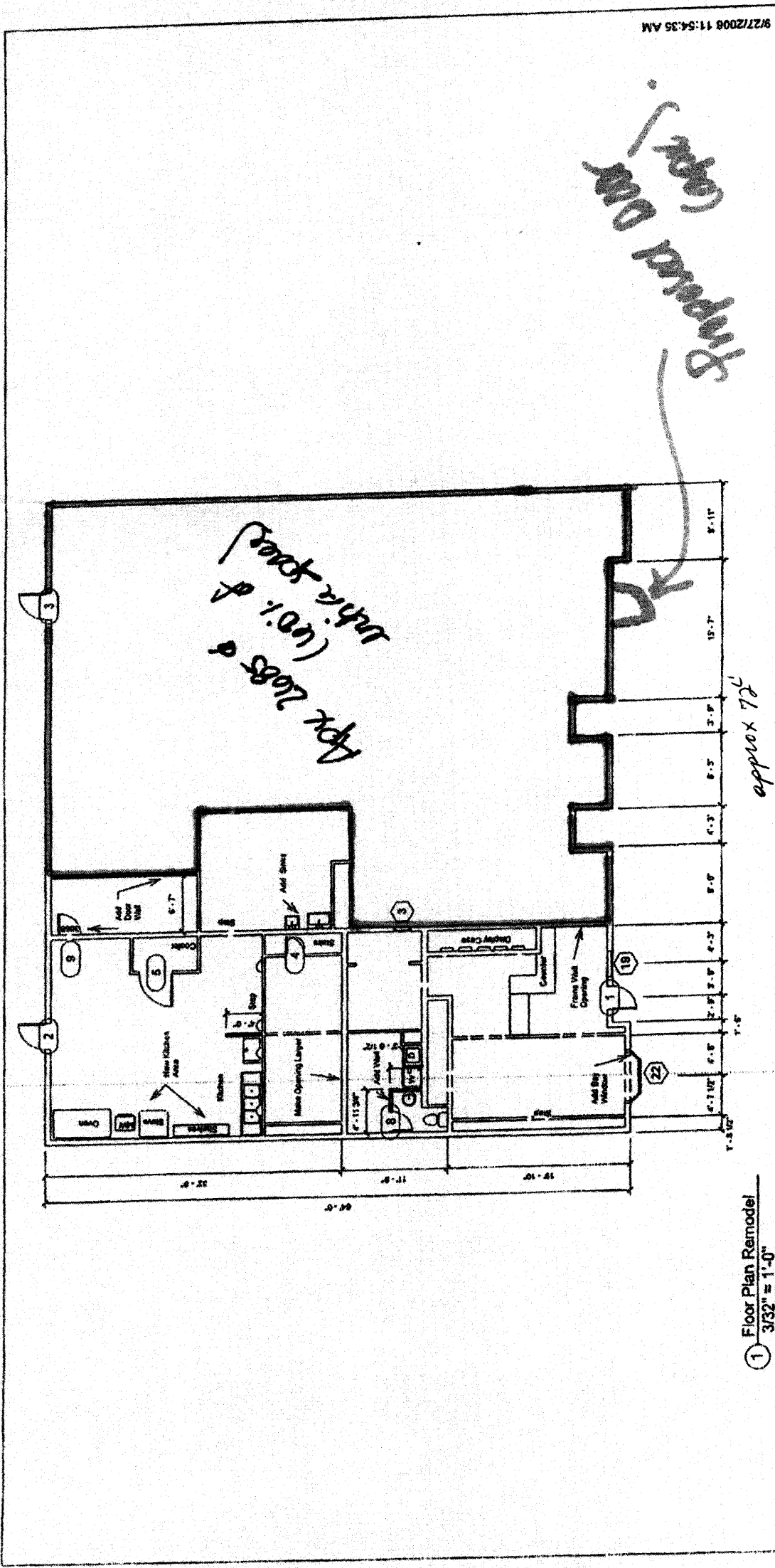
10/23/08

Based on information submitted to this office, A Sweet Life, LLC, located at 545 North Avenue, will have no pretreatment requirements at this time. This is a conditional exemption based on the type of food service facility (bakery). There will be no use of cooking oil or fry equipment.

Should you have questions or comments, please contact Industrial Pretreatment at (970) 256-4180.

copy of Clearance
Sent to Planning, Comm. Develop
Engineering and MESAC.

approx. 72' x 86' wide
 10' ?

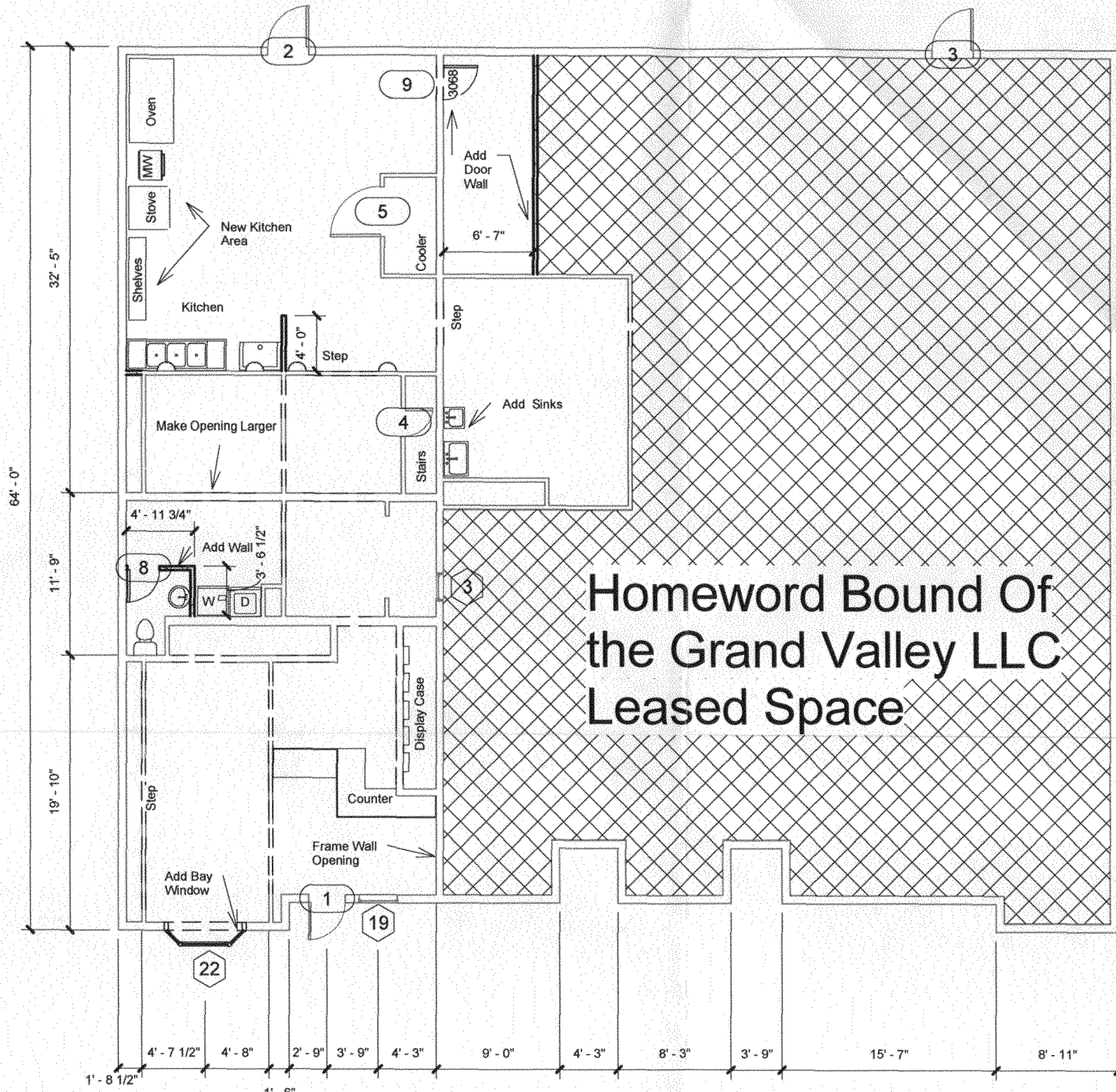


1 Floor Plan Remodel
 3/32" = 1'-0"

YBF Design				Remodel	
3501 Silverstone Drive Whitewater, CO 81527 970-216-1442		A Sweet Life LLC Commercial Remodel		Project number 001 Date 09/27/08 Drawn by DT Checked by DT	
				A104	
				Scale 3/32" = 1'-0"	
No.	Description	Date			

*Resigo, Fire - okay
Eric - okay*

*Assessed value -
78,530*



① Floor Plan Remodel
3/32" = 1'-0"

11/8/2008 9:52:03 AM

YBF Design

3501 Silverstone Drive
Whitewater, CO 81527
970-216-1442

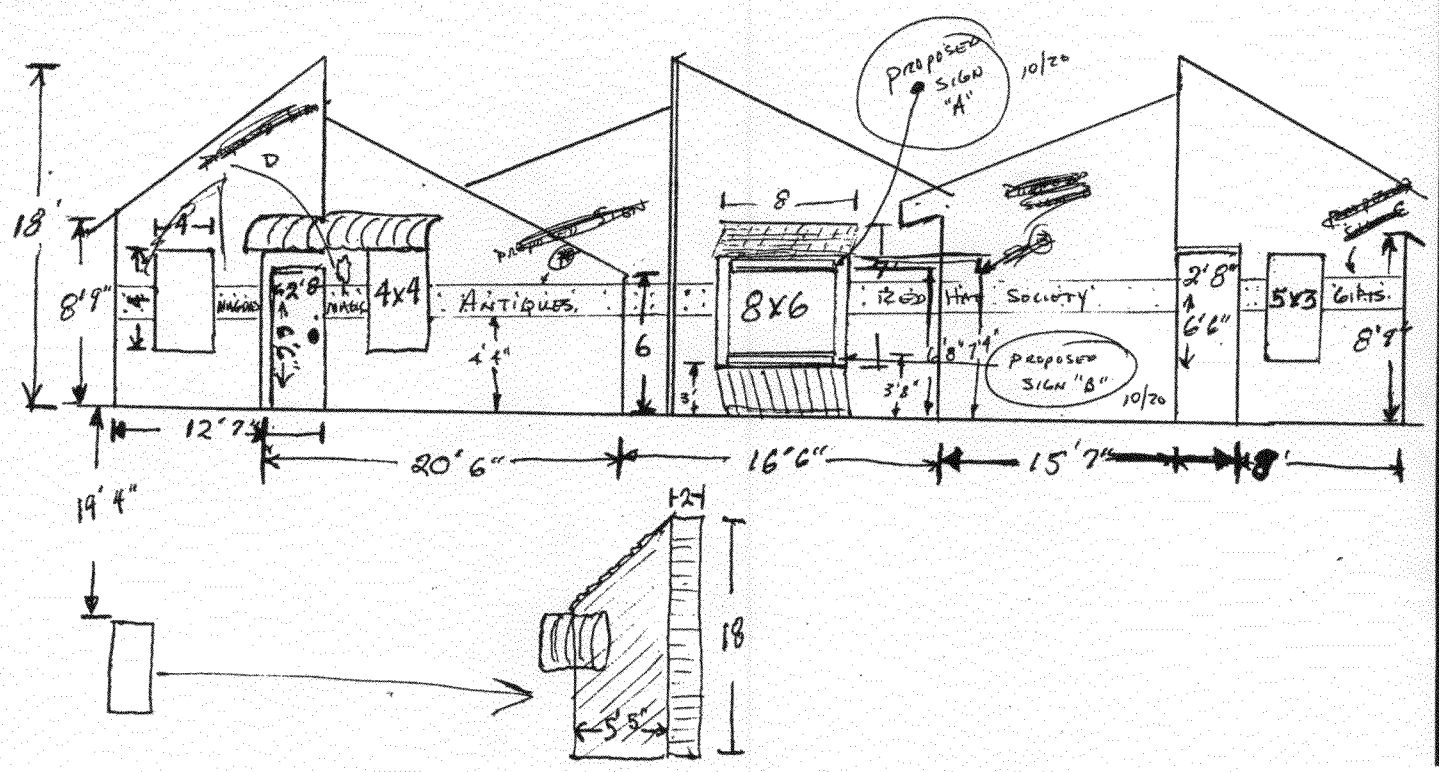


**A Sweet Life LLC
Commercial Remodel**

No.	Description	Date

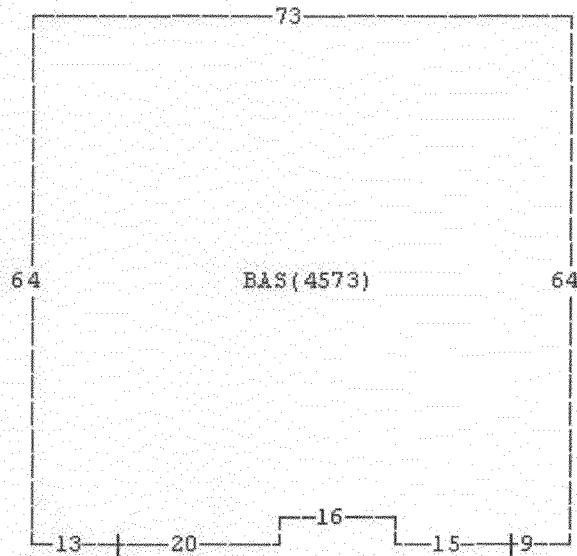
Remodel		A104
Project number	001	
Date	11/08/08	
Drawn by	DT	
Checked by	Checker	Scale 3/32" = 1'-0"

Front Elevati
545 North Av.



Building Description

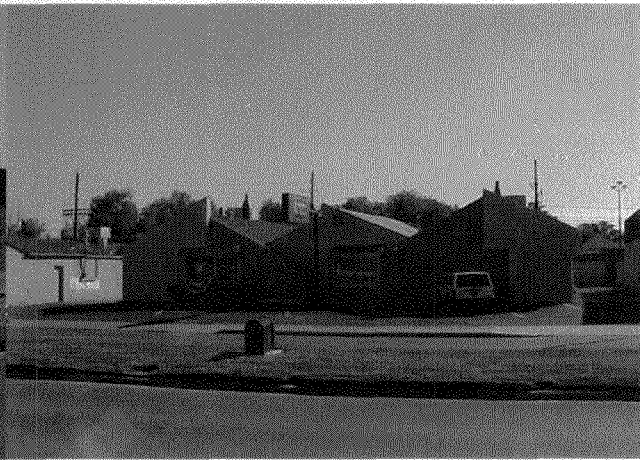
Building #:	1
Units:	1
Architectural Desc.:	MEDIUM RETAIL
Quality:	average
Actual Year Built:	1926
Effective Year Built:	1975
Rooms:	
Bedrooms:	
Bathrooms:	
Heat Type:	FA WALL NO DUCT
Heat Fuel:	GAS
Heated Sq. Ft.:	4573
Air Cond:	WIND/WALL UNIT
Frame:	WOOD FRAME
Wall:	WOOD SIDING
Roof Cover:	ASPH/COMP SHNGL
Commercial Wall Ht.:	10
Commercial Fixtures:	6



Area SqFt
BAS = 4573

Area SqFt

Building Photos



City of Grand Junction GIS Zoning Map ©



- 201 Persigo Service Area
- Urban Growth Boundary
- Buffer Zones
 - ▤ Palisade Grand Jct Buffer
 - ▤ Fruita / Grand Junction Buffer
- Streets
- All Parcels
 - Parcels
 - Address Label
- Air Photos
 - 2008 Photos
- Highways

