

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

Jg Permit No. _____
 File # CUP-2009-194

#708-2

708-2 ~~No dish~~

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development) *pre made sandwiches*

701 S. Main St
 BUILDING ADDRESS 188 South 7th street
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-144-20-013
 SQ. FT. OF EXISTING BLDG(S) 10,498 sq ft.
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER Mary Donlan
 ADDRESS 1104 Main St.
 CITY/STATE/ZIP Grand Junct. CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION _____
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION _____

APPLICANT Mandi Kelley / Penius Loci, LLC
 ADDRESS 317 Zuni dr.
 CITY/STATE/ZIP Grand Junct. CO 81503

USE OF ALL EXISTING BLDG(S) VACANT for >1 year, was Bar/Night Club

TELEPHONE 970-985-2869

DESCRIPTION OF WORK & INTENDED USE: Bar/Night Club

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> <i>EXISTING Building - per plan</i>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>15/25</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Downtown Bus - None</u>
SIDE: <u>0/0</u> from PL REAR: <u>0/0</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>65'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

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 Mandi Kelley Date 9/1/09
 Planning Approval Judith A. Vici Date 10/14/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	<u>No dishwasher</u> W/O No. <u>facilities</u>
Utility Accounting <u>Patricia Hoover</u>	Date <u>10-14-09</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)