

TCP \$	/
Drainage \$	/
SIF \$	/
Inspection \$	/

*Existing Acct.*  
2556-1

**PLANNING CLEARANCE**

(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

Planning \$	50 <sup>00</sup> PAID
Bldg Permit #	
File #	COU-2010-035

Building Address 534 N. 1st Street  
 Parcel No. 1445-142-36-015  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block 56 Lot 1+2

Multifamily Only: \_\_\_\_\_  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 3650 TOTAL Sq. Ft. Proposed 3650 TOTAL  
1900 Lease 1900 Lease  
 Sq. Ft. of Lot / Parcel 0.144 Acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) NO CHANGE

**OWNER INFORMATION:**

Name Ron Tannery  
 Address 534 N. 1st Street  
 City / State / Zip Grand Junction, CO 81506

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: tenant finish

**APPLICANT INFORMATION:**

Name Daniel White  
 Address 1831 Bell Ridge Ct.  
 City / State / Zip Grand Junction, CO 81506  
 Telephone 470-278-5730

\* FOR CHANGE OF USE:  
 \*Existing Use: Auto Body Shop  
 \*Proposed Use: Retail Tobacco Store  
 Estimated Remodeling Cost \$ 20,000  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 PLANNING STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>7 - See Site Plan</u>
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Ingress / Egress Location Approval <u>Existing</u> (Engineer's Initials)
	Special Conditions: <u>As per Plan</u>

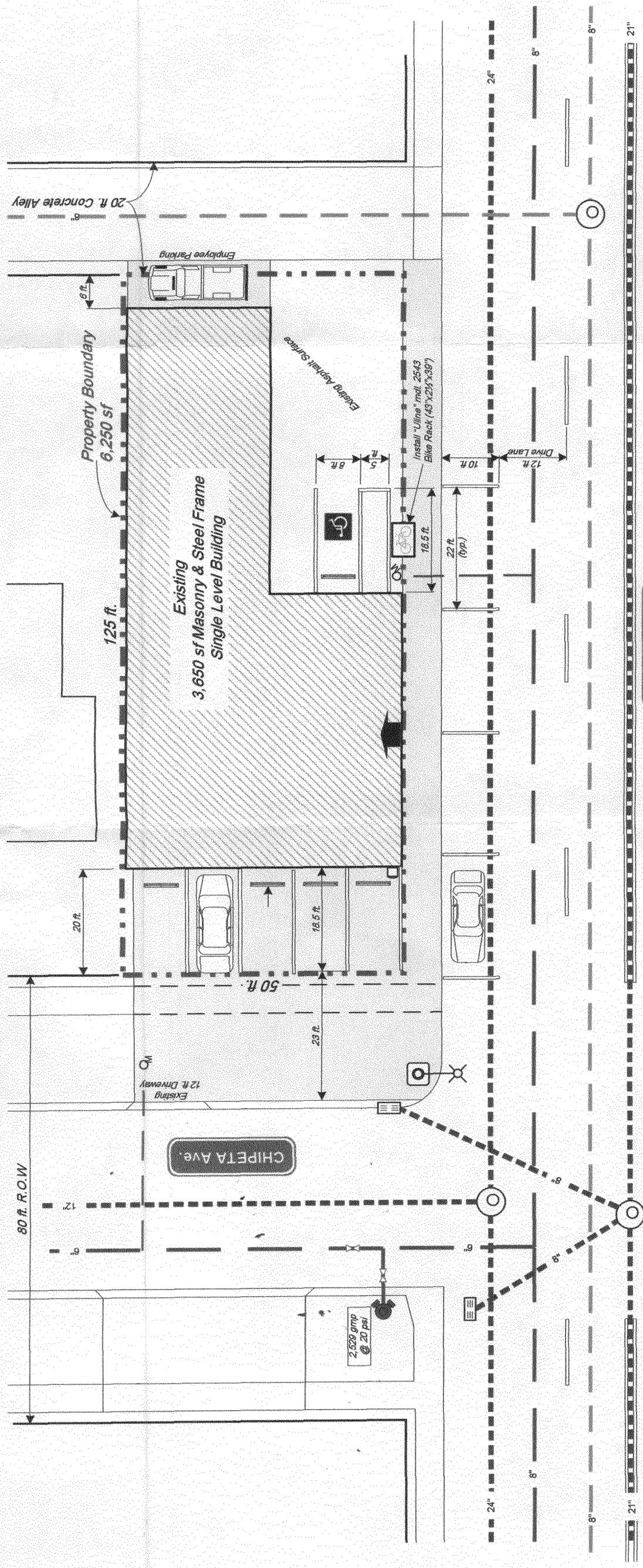
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 \_\_\_\_\_  
 Planning Approval \_\_\_\_\_ Date MAY 14, 2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>5/14/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



**DENSITY & DIMENSIONAL STANDARDS FOR: C-1 ZONE**

MIN. LOT SIZE	MINIMUM SETBACKS			MAX. HEIGHT	
	MIN. STREET FRONTAGE	Principal/Accessory	Side Rear		
Area 0.5 ac.	50 ft.	15/25 ft.	0/5 ft.	0 ft. (alley)	40 ft.

**SERVICE DIRECTORY**

SERVICE	PROVIDER
Roadways	City of Grand Junction/CDOT
Sewage Disposal	City of Grand Junction
Domestic Water	City of Grand Junction
Electric	Xcell Energy
Drainage	Grand Valley Drainage District
Irrigation Water	Grand Valley Irrigation Co.
Natural Gas	Xcell Energy
Tele-Communication	Qwest Communication
Fire Protection	City of Grand Junction
Solid Waste Disposal	City of Grand Junction

**LEGEND**

- Fire Hydrant
- Existing Water Main
- Existing Sanitary Sewer Main & Manhole
- Existing Storm Sewer Main & Manhole
- Existing Inlet Box
- Area Light
- Natural Gas Meter
- Existing Concrete Surface

**LAND USE SUMMARY**

USE	AREA (SF)
Building	3,650
Lounge Area	1,900
Site Area	6,250
<b>PARKING</b>	
6 Regular On Site Spaces	
1 ADA Space	
<b>TOTAL ON SITE SPACES</b>	
7	
1 Space Per 300 sq ft Lounge Area	

Rev. 05/14/10  
Rev. 05/05/10  
Date: April, 2010  
Scale: 1 in. = 10 ft.



**THOMAS A. LOGUE**  
LAND DEVELOPMENT CONSULTANT  
557 FRUITWOOD DRIVE, GRAND JUNCTION, COLORADO 81501  
970-434-8215

PREPARED FOR:  
**JEREMY COOPER**  
GRAND JUNCTION, CO 81501  
970-314-0278  
AXIS888X@GMAIL.COM

**THE LOFT HOOKAH LOUNGE**  
534 NORTH FIRST STREET  
GRAND JUNCTION, COLORADO

**SITE PLAN MAP**

Date Submitted: April 8, 2010



# CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: Ron Tannery  
 Address: 467 Franklin St.  
 Telephone: 970-210-4717  
 Applicant's Name: Daniel Waite  
 Address: 1831 Bell Ridge Ct.  
 Telephone: 970-778-5730  
 Location of Property: 534 N. First Street  
 Tax Parcel No. 2945-142-36-018  
 Existing Use: Auto Body Shop  
 Proposed Use: Retail Tobacco Store/ Hookah Bar  
 Other: \_\_\_\_\_

FOR OFFICE USE ONLY				
Zone: <u>C-1</u>	Setbacks	F: <u>15'</u>	S: <u>0'</u>	R: <u>10'</u>
Special Conditions: <u>See File # COU-2010-035</u>				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

[Signature]  
Applicant's Signature

05/14/10  
Date

[Signature]  
Community Development Department Approval

May 14, 2010  
Date