

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

4871-1

Planning \$	500
Bldg Permit #	
File #	

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 1144 N. 12th St  
 Parcel No. 2945-123-00-084  
 Subdivision Grundview  
 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 Wineyard Properties LLC  
 Address 580 Sunrise Blvd  
 City / State / Zip Oak Harbor, WA 98277-9679

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Ventilation

**\*FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Matthew Blum  
 Address 2820 B 3/4 Rd  
 City / State / Zip Grand Junction CO 81513  
 Telephone 970 240 4013

Estimated Remodeling Cost \$ 200k  
 Current Fair Market Value of Structure \$ 33,880.00

**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 C-1 Maximum coverage of lot by structures N/A  
 SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 0 from PL Rear 10 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40' Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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 [Signature] Date 7-23-10

Planning Approval Pat Dunlap Date 7/23/10

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. NO Change of use at time  
 Utility Accounting [Signature] Date 7/23/10

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)

GRAND JUNCTION HOOKAH LOUNGE, LLC

To whom it may concern,

This letter is written to describe the proposed business to be located at 1244 N 12<sup>th</sup> St in Grand Junction. The business proposed is a hookah lounge. The main purpose for customers to go to this establishment would be for the purchasing and smoking of Hookah Tobacco, which is flavored tobacco that has been cured in molasses.

We plan on also selling soft drinks and possibly provide wireless internet in the near future. We will not be selling food or alcoholic beverages. The use of illegal drugs on the premises will be forbidden to the fullest extent of the law. Our anticipated hours of operation are Wednesday and Thursday from 3PM to Midnight, and Friday, Saturday, and Sunday Noon to Midnight. We anticipate that most of our customers will be walk-in, or Mesa College Parking Permit holders.

Any questions should be directed to Matthew Blum at (970) 210-4013 or Jared Kassaw at (970) 281-2218

Sincerely,



Matthew Blum