

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: ~~2122~~ 2122 N. 12th St.

SQ FT OF BLDG: ≈ 1500 Q

SUBDIVISION: _____

SQ FT OF LOT: 16 450 Q

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

2995-122-00-115

one

PROPERTY OWNER: Fred Kugeler

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1208 Orchard Ave.

bakery

PHONE: (Visual Sound Sensations)

DESCRIPTION OF WORK AND INTENDED USE:

Interior re-model & bakery

FOR OFFICE USE ONLY

ZONE: PB

FLOOD PLAIN: YES NO

SETBACKS: F as built R _____

GEOLOGIC HAZARD: YES NO

RIGHT OF WAY: 12th St. 100' Row

CENSUS TRACT NUMBER: 6

MAXIMUM HEIGHT: as built

SPECIAL CONDITIONS: Per GSPC

PARKING SPACES REQUIRED: 24 per letter

if restaurant is constructed, then

LANDSCAPING/SCREENING: existing

applicant will need to present

letter/plan to GSPC.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).

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 SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

Murray A. Foster
SIGNATURE

DATE APPROVED: 11-14-83

APPROVED BY: Janet C. Stephens

Low-calorie desserts - take-home rather than first thing in the a.m. donuts; sweet rolls

3312 Rome Lane
Clifton, Colo. 81520
9/28/83

RECEIVED

09/14 1983

CITY OF CLIFTON

Mr. Bob Golden
Mesa County Planning Dept.
559 White Ave. Rm. 60
Grand Jct. Colo. 81501

Dear Bob:

From my discussion with you on 9/28/83 I am looking at establishing a bakery at 2140 N. 12th St. I want to do this in a building which was originally constructed as a residence.

The bakery will consist of kitchen and preparation area, and a retail sales area. My products will be mostly natural foods and sugar free items. I will also sell sugar free ice cream and natural and diet beverages.

X (We may look at inside seating for up to 20 people at a future date. We will not consider seating for at least 6 months.

9-6

Our plans call for the bakery to be open to the public from 10:00 a.m. to not later than 7:00 p.m., Mon. through Sat. I will do some baking in the evenings after store hours.

We will have one full time and two part time employees. We have ample off street parking for our employees and expected customer traffic. We have 24 total parking spaces.

We expect to average 12 to 15 customers per hour during peak times with 75 to 100 customers per day.

We have more than adequate room for truck delivery. We will have no need for a loading zone or other special requirements.

If you need additional information you may reach me at 285-7600 Ext. 583, or my wife, Nancy at 245-9394.

Sincerely,

Donald W. Foster

Donald W. Foster

- o Access concerns
- o right in/right out
- o baking itself etc.
- o retail - what etc.
- o hours & questions - opening late?