

DATE SUBMITTED 12-1-93

BUILDING PERMIT NO. 47182 ✓

FEE \$ 110.00 pd w/ site plan review

✓ 146 93

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

*Crystal Cafe
& Bake Shop*

BLDG ADDRESS 312 MAIN

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2700+-

SUBDIVISION G.S.

SQ. FT. OF EXISTING BLDG(S) N.A.

FILING - BLK 102 LOT 29

NO. OF FAMILY UNITS N.A.

TAX SCHEDULE NO. 2945-143-15-008

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION -0-

OWNER HARLEY & CATYRL RUDOLFSKY

USE OF EXISTING BLDGS N.A.

ADDRESS 780 26th Rd

DESCRIPTION OF WORK AND INTENDED USE:
BAKERY / CAFE

TELEPHONE 245-3266

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

ZONE B-3

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front from property line or 35' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO X

Side 0 from property line

CENSUS TRACT 1 TRAFFIC ZONE 35

Rear 0 from property line

Parking Req'mt None

Maximum Height 40 feet

File Number 146-93

Maximum coverage of lot by structures

Special Conditions:

Landscaping/Screening Req'd

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

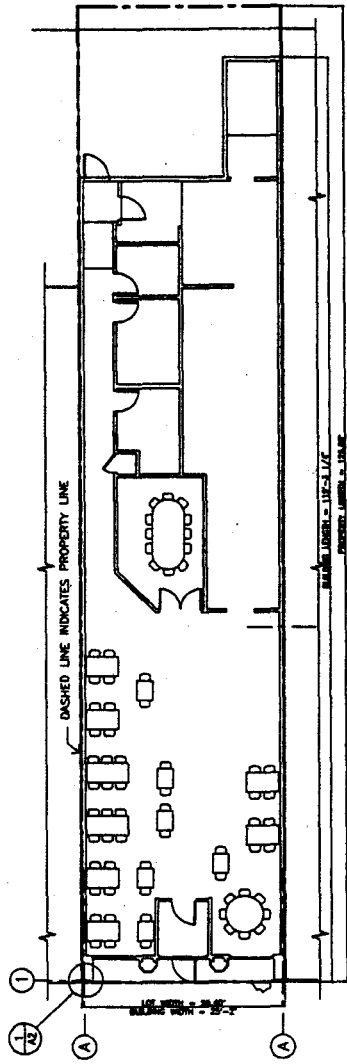
Department Approval [Signature] Applicant Signature [Signature]

Date Approved 12/14/93 Date 12/14/93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

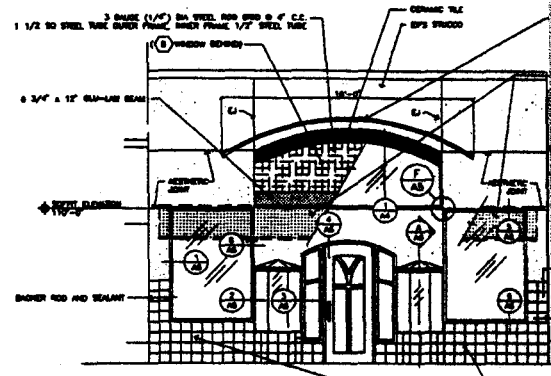
(White: Planning) (Yellow: Customer) (Pink: Building Department)

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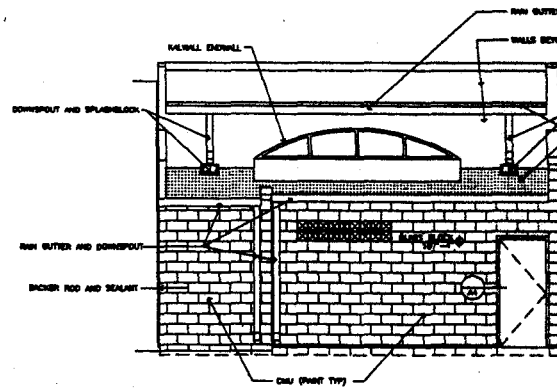


A SITE PLAN
 1/16" = 1'-0"

Handwritten notes:
 247
 10/20/2000
 10/20/2000
 10/20/2000
 10/20/2000
 10/20/2000
 10/20/2000



1 MAIN ST ELEVATION
 P1 1/8" = 1'-0"



2 ALLEY ELEVATION
 P1 1/8" = 1'-0"