

DATE SUBMITTED 5/18/94

BUILDING PERMIT NO. 489.32

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FEE \$ 110.00 pd w/ site plan review

PLANNING CLEARANCE

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

BLDG ADDRESS 401 & 405 Main Street
SUBDIVISION City
FILING _____ BLK 118 LOT 1 & 2
TAX SCHEDULE NO. 2945-143-21-001
2945-143-21-002
OWNER Scott Howard - Sean Forey
ADDRESS 2095 S. Broadway
TELEPHONE 242-8861

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
SQ. FT. OF EXISTING BLDG(S) 6250 main floor.
NO. OF FAMILY UNITS _____
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2
USE OF EXISTING BLDGS 2
DESCRIPTION OF WORK AND INTENDED USE:
remodel interior for restaurant

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

ZONE B-3
SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater
Side _____ from property line NA
Rear _____ from property line Interior Remodel
Maximum Height _____
Maximum coverage of lot by structures _____
Landscaping/Screening Req'd _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT _____ TRAFFIC ZONE _____
Parking Req'mt NA
File Number _____
Special Conditions: Grease trap to be in place prior to C.O.

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 Scott Howard
Date Approved 5/18/94 Date 2-16-94

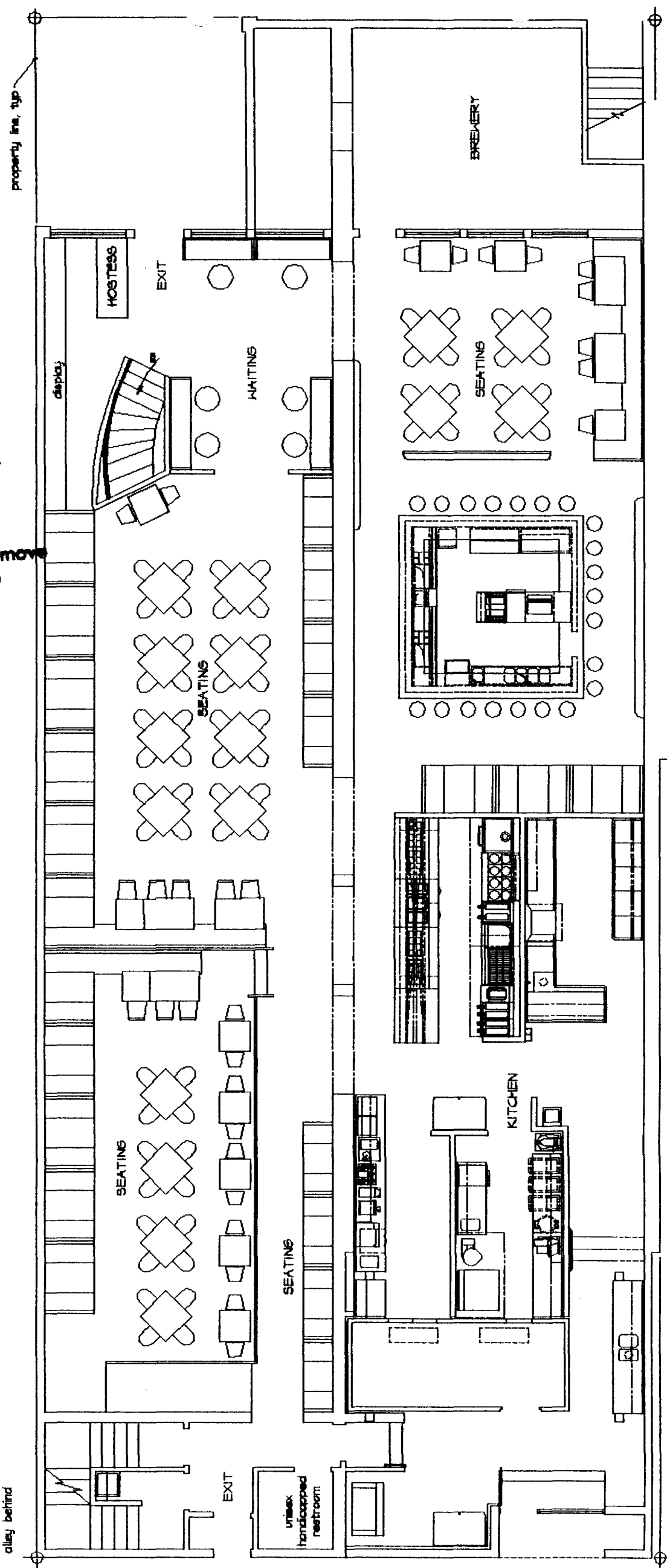
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
5/18/94 Miller Fowler (White: Planning) WO-7564 Sewer PIF (add'l) (Yellow: Customer) (Pink: Building Department)
W-7565 - water 2-2" meters

BREW PUB

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Fourth Street



NOTE: Restrooms are in basement,
see attached restroom plan.

Main Street

alley behind

property line, typ

display

HOSTESS

EXIT

WAITING

SEATING

SEATING

SEATING

KITCHEN

BREWERY

SEATING

unisex
handicapped
restroom

EXIT