

DATE SUBMITTED 5/18/94

BUILDING PERMIT NO. 489.32
FEE \$ 110.00 pd w/ site plan review

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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

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SUBDIVISION City

SQ. FT. OF EXISTING BLDG(S) 6250 main floor.

FILING _____ BLK 118 LOT 1 & 2

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-143-21-001
2945-143-21-002

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

OWNER Scott Howard - Sean Forey

USE OF EXISTING BLDGS 2

ADDRESS 2095 S. Broadway

DESCRIPTION OF WORK AND INTENDED USE:
remodel interior for restaurant

TELEPHONE 242-8861

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 _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO X

Side _____ from property line NA

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear _____ from property line Interior Remodel

Parking Req'mt NA

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: Grease trap to be in place prior to C.O.

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 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 Melanie Fowler WO-7564 Sewer PIF (add'l)
(White: Planning) (Yellow: Customer) (Pink: Building Department)
W-7565 - water 2-2" meters

Main Street

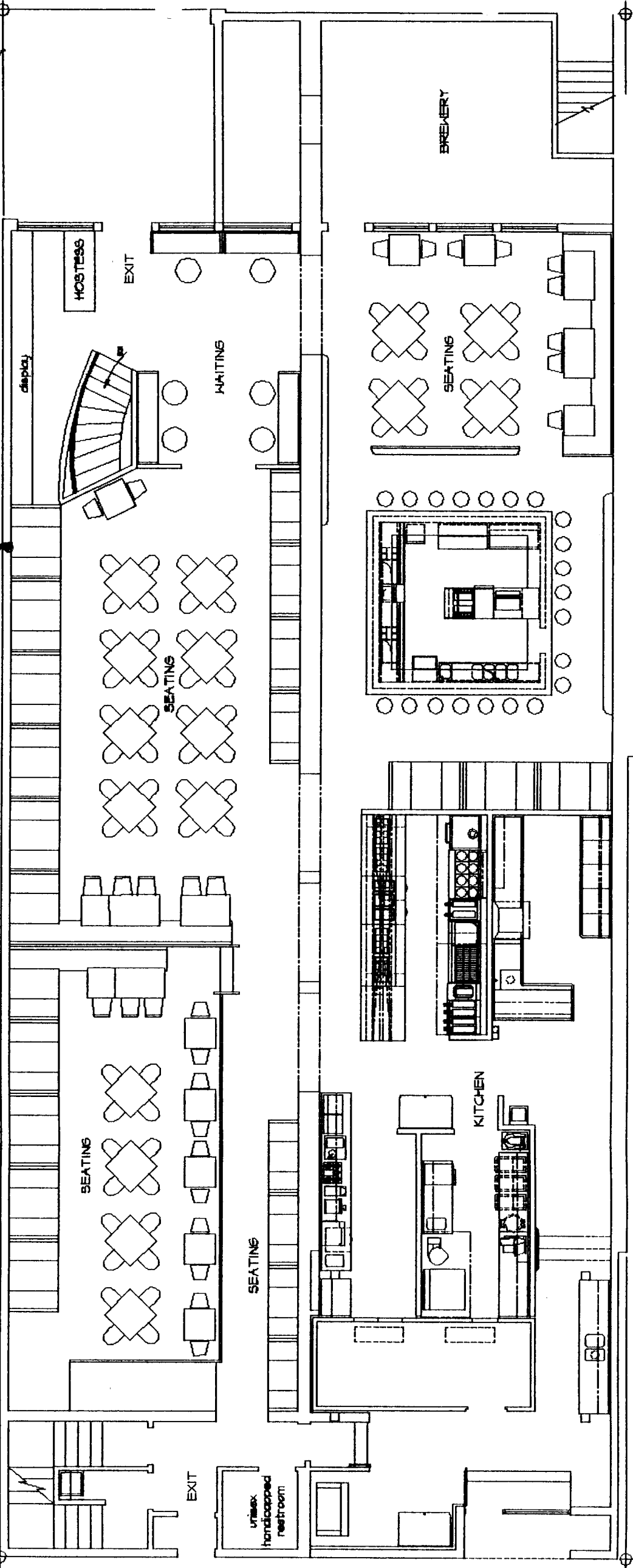
property line, typ

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Fourth Street

alley behind



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

BREW PUB