

Planning \$ <u>500</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>120730</u>
FILE #

PLANNING CLEARANCE

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

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 700 W. Main TAX SCHEDULE N. 2975-14376-007
SUBDIVISION City of GJ SQ. FT. OF PROPOSED BLDG(S) ADDITION _____
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
OWNER AMCI, LLC NO. OF DWELLING UNITS
BEFORE _____ AFTER _____ CONSTRUCTION _____
ADDRESS 2273 K. Woodlawn Ave NO. OF BLDGS ON PARCEL
BEFORE _____ AFTER _____ CONSTRUCTION _____
TELEPHONE _____ USE OF ALL EXISTING BLDGS _____
APPLICANT Debra McClure DESCRIPTION OF WORK & INTENDED USE Tenant
ADDRESS 2510 So Broadway (Final Restaurant)
TELEPHONE 245-2935

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

** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

ZONE 3-3 Landscaping / Screening Required YES _____ NO _____
SETBACKS Front _____ from Property Line (PL) or _____ from center of ROW whichever is greater Parking Reqmt _____
Side _____ from PL Rear _____ from PL Special Conditions Interior Renovation
No Change in Use
Maximum Height _____ Genus Tract 1 Traffic Zone 42 Annx # _____
Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved in writing by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G J Zoning and Development Code.

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 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's Signature Debra McClure Date 4/14/98
Department Approval Santa J. Costello Date 4/14/98
Additional water and/or sewer tap fee(s) are required YES _____ NO — W/O No —
Utility Accounting — Date _____

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

COLEMAN, JOUFLAS & WILLIAMS

ATTORNEYS AT LAW

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October 20, 1998

Kathy Portner
City of Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501

Re: Liquor License Application for il Bistro Italiano

Dear Kathy:

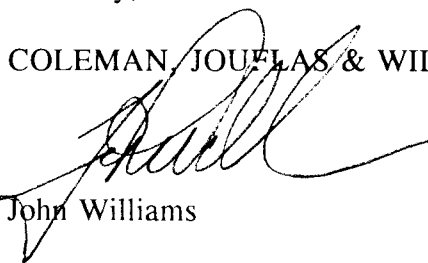
This office represents Brunella Gualerzi, the principal of Buon Italiano, Inc., d/b/a il Bistro Italiano. The corporation is applying for a hotel-restaurant liquor license for the restaurant premises at 400 Main Street, Grand Junction, Colorado.

The purpose of this letter is to verify that less than twenty-five percent (25%) of the gross sales of the restaurant business will come from the sale of alcoholic beverages.

Please call if any further information is necessary. Thank you.

Sincerely,

COLEMAN, JOUFLAS & WILLIAMS



John Williams

xc: Brunella Gualerzi

To: Stephanie Nye
Cc: michaeld
From: Kathy Portner
Subject: il Bistro Italiano
Date: 10/21/98 Time: 4:57PM

I received a letter from John Williams concerning the liquor license application for il Bistro Italiano at 400 Main Street. The letter states that the sale of alcoholic beverages will be less than twenty-five percent of the gross sales of the restaurant business. As such, the use would still be categorized as restaurant rather than a bar and would not need a Conditional Use Permit. The liquor license does not require additional review by the Community Development Department. I will forward a copy of John Williams' letter to you. Let me know if you need anything else.