

Planning \$ <u>5</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>72935</u>
FILE #

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

138-1319

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 504 MAIN ST.  
 SUBDIVISION MAIN ST. MERCHAND  
 FILING \_\_\_\_\_ BLK 32 LOT 104

TAX SCHEDULE NO. 2945-143-17-008  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 SQ. FT. OF EXISTING BLDG(S) 6250

OWNER MOREIN, SHIRLEY ANN  
 ADDRESS 17005 E. ITHACA CIR. AURORA CO 80013-3003

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

TELEPHONE 1(303) 699-6603

USE OF ALL EXISTING BLDGS existing restaurant

APPLICANT LINA GUCKMAN

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 537 KINGSTON CT

ADD HOOD SYSTEM, NEW STAFF

TELEPHONE 247 9170

REST ROOM, INTERIOR ONLY

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

NO ADDITIONAL SEATING

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-3

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

PARKING REQUIREMENT: \_\_\_\_\_

MAXIMUM HEIGHT \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_

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 Grand Junction 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 \_\_\_\_\_

Date 11/18/99

Department Approval [Signature]

Date 11/22/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>rockguse</u>
Utility Accounting <u>Dottie Vanover</u>			Date <u>11-22-99</u>

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

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

# 7th Street Cafe

◆◆◆  
504 Main St  
Grand Junction, Co.81501  
970-242-7225

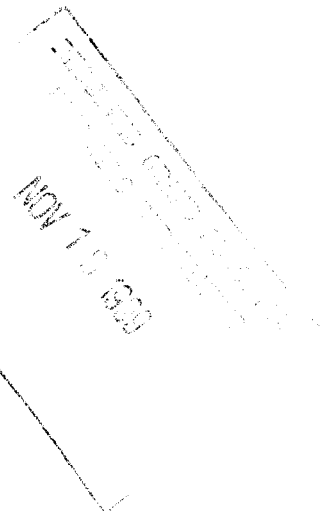
November 18, 1999

Dear Cathy

We have recently purchased Jitter's Restaurant at 504 Main in Grand Jct., and are moving the 7th Street cafe into that location shortly after the new year. We are applying for a beer and wine license and have been requested to write this letter as to our percentage of sales. The beer and wine will be an amenity. We will not have a bar and drinks will be served from a refrigerator. The total sale of beer and wine will not exceed 25% of our gross sales. If there are any questions please feel free to call me at the 7th Street Cafe at 242-7225

Sincerely,

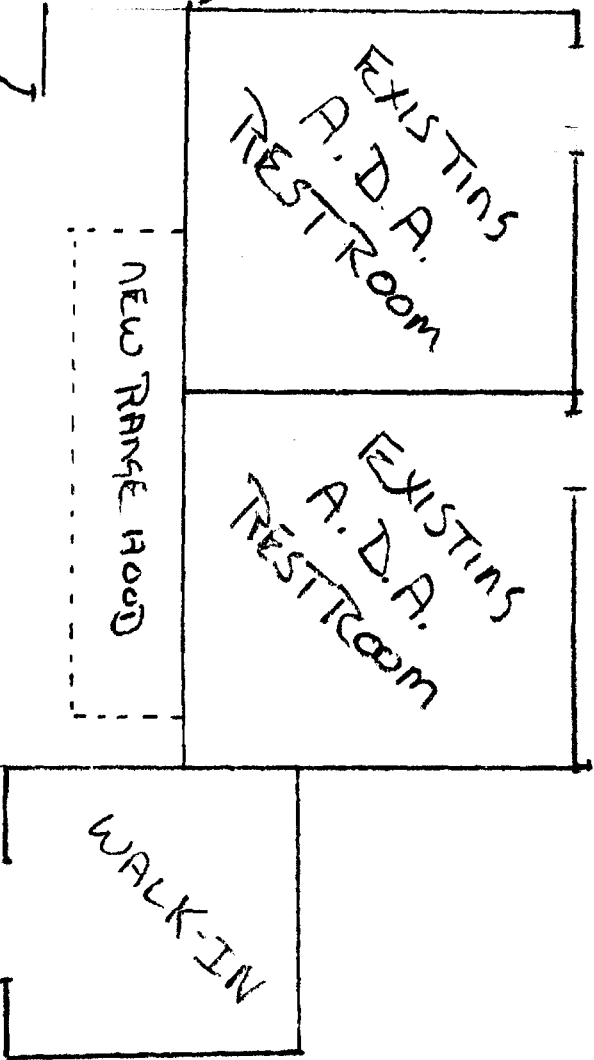
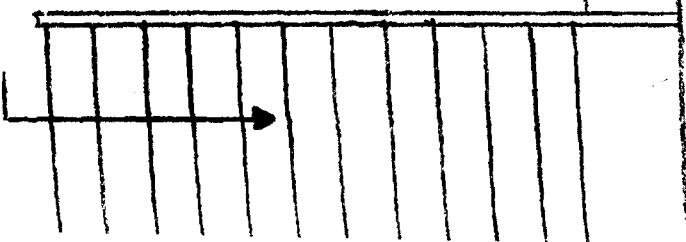
  
Evan Gluckman



DINING  
AREA  
←

HALL WAY

ELECTRICAL



11-22-99

*John M. ...*

KITCHEN

PROPERTY LINES  
AND PROPERTY LINES

7TH ST. CAFE ON MAIN STREET  
504 MAIN ST.  
GRAND JUNCTION CO. 81504

RUTH'S CONSTRUCTION  
2069 SUNBEAM CT.  
GRAND JUNCTION CO. 81504  
523-1805