



CITY OF CORVALLIS COURTESY NOTICE

Case: **CAF10-00003**

The Beanery has filed an application for a Sidewalk Café Permit with the Development Services Division. The applicant is proposing to use a portion of the public sidewalk abutting the business at **2541 NW Monroe Avenue** for outdoor seating. The site is located in the Minor Neighborhood Center (NC) District.

This courtesy notice has been mailed to you for your information because you are an abutting property owner or tenant.

A Sidewalk Café application may be approved where the proposed café will be in conformance with all applicable provisions of Chapter 8.08 of the Corvallis Municipal Code. These sidewalk café requirements include minimum clear passage dimensions, minimum sidewalk widths, compliance with delineation standards, and location within allowed Districts. To view the specific requirements, please visit the City website at: www.ci.corvallis.or.us, or the Development Services Division in City Hall at 501 SW Madison Avenue.

The attached site plan was submitted by the applicant. It is presented here for informational purposes only. The site plan has not been reviewed by Development Services staff for accuracy or completeness and has not been approved by the City of Corvallis.

Additional information regarding this case may be obtained in person at Corvallis Development Services, 501 SW Madison Avenue, by telephone at (541) 766-6929 or at www.corvallispermits.com.

See reverse side for site plan

Beanery @ Monroe - Sidewalk Café
Courtesy Notice Mailing List - 2010
2541 NW Monroe

Owner of 2535 NW Monroe & 111 NW 26th:

S G BABCOCK LLC
3710 NW JACKSON AVENUE
CORVALLIS OR 97330

Owner of unassigned property south side of Monroe:

OREGON STATE BOARD OF HIGHER EDUCATION
PO BOX 1086
CORVALLIS OR 97339-1086

OCCUPANT
111 NW 26TH STREET
CORVALLIS OR 97330

OCCUPANT
2535 NW MONROE AVENUE
CORVALLIS OR 97330