

Planning \$ <u>Pd w/ App</u>
TCP \$ <u>0</u>
Drainage \$ <u>0</u>
SIF \$ <u>0</u>

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE # <u>COU-2005-066</u>

Building Address 1133 Patterson Rd
 Parcel No. 2945-111-27-004
 Subdivision Village Fair Subdivision
 Filing _____ Block _____ Lot 3

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Kuniko Kaneiwa
 Address 15402 45 1/2 RD
 City / State / Zip DeBeque, CO 81630

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

*** FOR CHANGE OF USE:**

*Existing Use: Restaurant - Brothers Pizza
 *Proposed Use: Restaurant - ~~20~~ seats
10

Estimated Remodeling Cost \$ 12,000.00

Current Fair Market Value of Structure \$ 544,950

APPLICANT INFORMATION:

Name Rie Pruitt
 Address 15402 45 1/2 RD
 City / State / Zip DeBeque CO 81630
 Telephone 283-5296 260-1827

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>B-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>6 spaces</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Take out restaurant</u>
Voting District _____	Ingress / Egress Location Approval <u>N/A</u> <u>to restaurant w/seating</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature [Signature] Date 3/7/05

Department Approval [Signature] Date 4/15/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date	<u>4/18/05</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr
Date: 3/23/05 10:25:21 AM
Subject: RE: Kuniko's Teriyaki Grill

3/23/05

Based on information submitted to this office, Kuniko's Teriyaki Grill, to be located at 1133 Patterson Road - Unit #11, will be required to install a two compartment grease interceptor having a minimum capacity of 1000 gallons.

Should you have questions or comments, please contact Mike Shea or myself at #256-4180.