

Planning \$ <u>5.00/</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

8510-5279

Building Address 1141 N. 25th St.
Parcel No. 2945-124-24-019
Subdivision TELLER ACRES
Filing _____ Block 3 Lot s 12 & 13

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 ROBERT D. & JANET K. LOVELACE
Address 1505 No. 23rd St.
City / State / Zip GRAND JCT., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name 7th ESTATE LLC dba PAPA KESEY'S
PAT OLSON, AUTH. REP.
Address 445 No. 7th St.
City / State / Zip GRAND JCT., CO 81501
Telephone 970-242-7205 216-5338

* FOR CHANGE OF USE:
*Existing Use: Restaurant - Kathleen's Express
*Proposed Use: Restaurant - 33 Seating
Employees 7-8-
Estimated Remodeling Cost \$ 20,000.00
Current Fair Market Value of Structure \$ 383,000.00

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>C-1</u>		Maximum coverage of lot by structures _____	
SETBACKS: Front _____ from property line (PL)		Landscaping/Screening Required: YES <u>X</u> NO _____	
Side _____ from PL Rear _____ from PL		Parking Requirement _____	
Maximum Height of Structure(s) _____		Special Conditions: _____	
Voting District _____	Ingress / Egress Location Approval _____		
	(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 5-15-07
Department Approval [Signature] Date 5/15/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>20252</u>
Utility Accounting _____ Date <u>5/15/07</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)

7TH ESTATE LLC
445 NORTH SEVENTH STREET
GRAND JUNCTION, COLORADO 81501
1 970 242 7205

15 May 2007

Planning Clearance
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

In re: Opening a pizza and sub shop.

We have licensed the name and recipes for "Papa Kelsey's and Fred" Pizza and Subs from the previous owner. We intend to re-open the business under the name "Papa Kelsey's" at 1141 N. 25th St., Unit A, Grand Junction, CO 81501. This space was formerly occupied by "Kathleen's' Espresso and Eats." We will have counter pick-up and also do delivery. There will be eat-in space for 22 customers inside and 9 customers in the patio area for a total of 31 seats. There may be space for an additional 2 seats inside. We will know if this is practical after we get everything done inside. Operating hours are: Tuesday through Thursday and Sunday, 11:00 am to 9:00 pm; Friday and Saturday, 11:00am to 11:00pm. We estimate that we will have 7 to 8 employees.

There are 24 parking spaces available. A list of businesses, their types and square footage is attached (Attachment 1). We have written permission from the owners of the property at 1150 N. 25th St. and 2500 North Ave. to use areas of their parking lots for overflow parking. We have verbal permission and are seeking written permission from the owner of the property at 2430 North Ave. for the use of the spaces on the north edge of his parking lot. Attached is a City GIS photo of the referenced areas (Attachment 2).

For your convenience, we have attached copies of the forms already submitted to the Mesa County Building Department as well as a copy of the plans for the restaurant.

Regards,



Pat Olson
Authorized Representative
7th Estate LLC

Attachments

7TH ESTATE LLC
445 NORTH SEVENTH STREET
GRAND JUNCTION, COLORADO 81501
1 970 242 7205

Businesses located at 1141 N. 25th St.

<u>Name</u>	<u>Type</u>	<u>Sq. Ft.</u>
ABC Diaper Service	Laundry	1200
The Door	Church	700
Inner Journey Counseling	Office	1900
Streamline Accounting	Office	700
SOS Staffing Services	Office	1000
The Salon	Beauty Shop	700
Papa Kelsey's (proposed)	Fast Casual	1400

City of Grand Junction GIS City Map ©

UNIT A

Parcels
□ Address Label

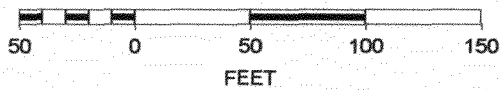
Air Photos
■ 2006 Photos

— Highways
— Street Labels

City Limits
■ Grand Junction
■ Fruita
■ Palisade
■ Mesa County



SCALE 1 : 986



**GRAND JUNCTION FIRE DEPARTMENT
FIRE DEPARTMENT CLEARANCE FOR BUILDING PERMIT**

Note: Allow a minimum of ten (10) working days for plan review

PROJECT NAME: Papa Kelsey's	DATE RECEIVED: 04/28/2007	TIME RECEIVED:
CONTRACTOR NAME: KH CONSTRUCTION, KEN HAMBLIN	PROJECT ADDRESS: 1141 No. 25TH ST. UNIT A	BUILDING USE: Pizza and sub shops
	CONTACT NAME: PAT OLSON	CONTACT PHONE NUMBER: 970-216-5338

TYPE OF PLAN REVIEW:
 Stamped Building Plans Minor Project DATE COMPLETED: _____

TYPE OF FIRE PROTECTION SYSTEM:
 Sprinkler System Fire Alarm System Hood System Spray Booth DATE COMPLETED: _____

KNOX-BOX REQUIRED? Yes No

*All tests and inspections require a minimum of twenty four (24) hrs advance notice
 *Fire Department-approved plans must be on site during required inspections
 *For final inspection, call **256-1564 (IVR INSPECTION CODES: 500 for Underground Fire Lines; 502 for Sprinkler Systems; 504 for Alarm System; 506 for Hood System; 508 for Spray Booth; 510 for Smoke Test; 512 for AST/UST; 520 for Fire Final)**

REVIEW COMMENTS

Plan approved to apply for building permit

1. Build to 2006 IFC and IBC code
2. Provide and mount 1-2A10BC fire extinguisher per 75 feet of travel.
3. Business appears to only have a Pizza oven requiring a type II hood. Building dept will check for requirements. If a type I hood is required it will require a fire suppressions system.
4. Call for final inspection.

REVIEWER'S NAME: Charles Matthews DATE: 5/1/07 TIME: 11:30

I HAVE READ AND UNDERSTAND THE REVIEW COMMENTS AND REQUIREMENTS INDICATED ABOVE:

[Signature] 5-1-07 500 _____
 Applicant's Signature Date Fee Paid

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; mike.mossburg@co.mesa.co.us; Wend...
Date: 3/29/2007 8:10 AM
Subject: RE: Papa Kelsey's

3/29/07

Based on information submitted to this office, Papa Kelsey's, located at 1141 North 25th Street, Unit A, will have no pretreatment requirements.

Should you have questions or comments, please contact Mike Bleda or myself at (970) 256-4100.

NATURE SAVER™ FAX MEMO 01616		Date	3-29-07	# of pages	▶ 1
To	Pat Olson	From	Scott Williams		
Co./Dept	Papa Kelsey's	CC:	Pens, go IFF		
Phone #	242-7205	Phone #	256-4180		
Fax #	245-3055	Fax #	245-8620		

copy of IFF Clearance - For your files - Frank K. - SLW

March 30, 2007

TO: Papa Kelsey's

FROM: Heather Thomas, Environmental Health Specialist I

RE: Food Service Plan Review #13
Proposed Papa Kelsey's
1141 North 25th Street
Grand Junction, CO 81501

The Mesa County Health Department has reviewed the plans and specifications for the above referenced food service establishment. Approval of the plans is granted subject to the following conditions which must be met prior to the issuance of a Certificate of Occupancy:

1. All foods held hot must be in commercial equipment capable of maintaining foods at 135°F or above (3-401).
2. All refrigeration equipment must be capable of holding foods at 41°F or colder and have accurate, conspicuous thermometers (3-401 & 4-401).
3. Equipment in which food, portable equipment or utensils are placed shall be indirectly connected to the waste line and shall drain into an approved receptor of such size, shape and capacity to prevent splashing or flooding (5-206).
4. All equipment used in the facility shall be of commercial design (4-101). Per our meeting on March 29, 2007, the domestic chest freezer will not be used in the facility.
5. Thermocouple thermometers, capable of measuring the temperature of thin masses shall be provided and readily accessible to accurately measure the internal temperature in thin masses of foods (4-101).
6. Approved self-draining drainboards, or utensil racks large enough to accommodate all soiled and cleaned items that may accumulate during hours of operation shall be provided for necessary utensil holding before cleaning and after sanitizing (4-303). Per our meeting on March 29, 2007, racks or shelving will be hung above the three bay sink for additional clean utensil storage.
7. Handsinks shall be conveniently located to employees involved in food and utensil handling (5-208). Per our meeting on March 29, 2007, an additional handsink will be located next to the prep sink with a barrier to eliminate possible contamination.
8. Exposed utility service lines and pipes shall not obstruct or prevent cleaning of walls and ceilings. Utility service lines or pipes shall not be unnecessarily exposed on the walls or ceilings in those areas listed in section 6-202B, which includes dry storage areas (6-202D). Per our

meeting on March 29, 2007, the indirect drainage line for the ice machine must not hinder or prevent the cleaning of the floor or walls.

9. All overhead lighting shall be shielded (6-302).
10. Please schedule all staff for Mesa County's Food Handler training. Classes are offered monthly.
11. Any additional changes or revisions to the plans must be submitted to the Mesa County Health Department for review and approval.

Construction inspections will be conducted as requested by the general contractor and/or owner of *Papa Kelsey's*. An inspection of the food service establishment must be made by this Department **prior to beginning operation** to determine compliance with the approved plans and specifications and with the requirements of the *Colorado Retail Food Establishment Rules and Regulations*. Arrangements for an inspection must be made at least fourteen (14) days in advance of the date of the intended opening. Please contact this office to arrange for the required inspection. If you have any questions concerning this review, please contact me Monday - Friday 8:00 AM to 4:30 PM at 683-6648.



**CITY OF GRAND JUNCTION
 CROSS CONNECTION CONTROL PROGRAM
 2553 RIVER ROAD
 GRAND JUNCTION CO 81505-7216**

(970)256-4101

Fax (970)244-1426

CROSS CONNECTION SURVEY FORM

COMPANY PAPA KELSEY'S

SERVICE ADDRESS 1141 N 25TH ST UNIT A

CONTACT PERSON PAT OLSON

TITLE OWNER PHONE #: 242-7205
216-5338

MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____

TECHNICIAN SUMMARY

- 1. Must install a Reduced Pressure Backflow Device on main water line.
- _____ 2. Must install a Double Check Backflow Device on the fire line.
- _____ 3. Must install a Reduced Pressure Backflow Device on the fire line.
- _____ 4. Must install minimum of Pressure Vacuum Breaker on irrigation system.
- _____ 5. No Device required at this time.

Comments: _____

Requirements:

- 1. All devices must be properly installed.
- 2. All devices must be tested with proper drainage.
- 3. All devices must have proper clearance for testing and repair.
- 4. All devices must be maintained in accordance with the manufacturer's instructions.

TECHNICIAN [Signature] CERT#: 7371 DATE: 4-27-07

OWNER/AUTHORIZED REPRESENTATIVE [Signature] DATE: 4-27-07

City of Grand Junction does not conduct a full and complete survey of the Cross-Connections on your facilities water system. And by noting these cross connections, City of Grand Junction has not assumed a duty to perform such a survey. There may be other cross connections that the technician did not observe because of the limited scope of the inspection. We strongly encourage you to contact a qualified plumber of your choice to do a complete inspection of the water system at your facility to determine whether hazardous cross connections exist.