

Planning \$	1000
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# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

BLDG PERMIT NO. 12

FILE #

~~2900750403~~ 108745-226

Building Address 625 29 1/2 Road out A  
 Parcel No. 2945-043 28-001  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 4875 Sq. Ft. Proposed same  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Daniel Zambrano  
 Address 772 Old Orchard St  
 City / State / Zip Grand Junction CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input checked="" type="checkbox"/> Other: <u>Tenant Improvement</u>	

\* FOR CHANGE OF USE: Restaurant Seating 114  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: Anchoritas

**APPLICANT INFORMATION:**

Name Maves Construction Inc  
 Address 1163 E Va le paz Dr  
 City / State / Zip Fruita CO 81521  
 Telephone 858-9642 / 234-0659

Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 PLANNING STAFF**

ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES 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 Public Works and Planning 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 5/20/08  
 Planning Approval [Signature] Date 5/20/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>2 copy</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/17/08</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)

# Michael E. Oney, Architect LLC

115 N Fifth Street, Suite 409  
Grand Junction, Colorado 81501

## Parking Space Calculation

Date: May 19, 2008

Project: Conchita's Mexican Restaurant  
625 24 1/2 Road  
Grand Junction, Colorado

Description: The site consists of 3 separate lots. The owners have entered into a shared parking agreement. There are 153 parking spaces provided. The remaining lease space in the new retail structure is approximately 4,875 sq. ft. (3,944 sq. ft. net). A restaurant is proposed for the remaining lease space. The purpose of this study is to determine the number of parking spaces available to the new tenant and the number of seats allowed.

Calculations:	<u>Business</u>	<u>Area</u>	<u>Use</u>	<u>Min. Spaces</u>
	Total parking spaces provided			153
	Credit Union	5,920 sq. ft.	Bank (1 sp./300 sq. ft.)	20
	Fisher Liquor Barn	Warehouse = 9,725 sq. ft.	Warehouse (1/1,000 sq. ft.)	10
		Retail = 12,780 sq. ft.	High volume retail (1/200 sq. ft.)	64
	Retail strip (golf cart sales, golf shop, market)	10,350 sq. ft.	Low volume retail (1/500 sq. ft.)	21
	Remaining tenant space	3,944 sq. ft. (net)	Restaurant	38

Conclusions: 38 parking spaces are available for the proposed restaurant. At 3 seats/parking space, the maximum number of seats allowed is 114 seats.