

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ 5.00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

8095-0

Building Address 759 Horizon Drive
 Parcel No. 2701-361-22-023
 Subdivision _____
 Filing _____ Block _____ Lot _____

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 Vince Favale
 Address 2047 E 3/4 Rd
 City / State / Zip Grand Junction 81507

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: SUITE N + O COMBINED
 * FOR CHANGE OF USE: NO CHANGE IN FOOTPRINT

APPLICANT INFORMATION:

Name Eric Kraai
 Address 102 N 4th St Suite 104
 City / State / Zip Grand Junction, CO 81501
 Telephone 970-640-7898

*Existing Use: Restaurant
 *Proposed Use: Restaurant
 Estimated Remodeling Cost \$ 10,000
 Current Fair Market Value of Structure \$ 506,000 ^{1,047,490}

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) _____		Floodplain Certificate Required: YES _____ NO _____	
Voting District _____	Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Special Conditions: _____	

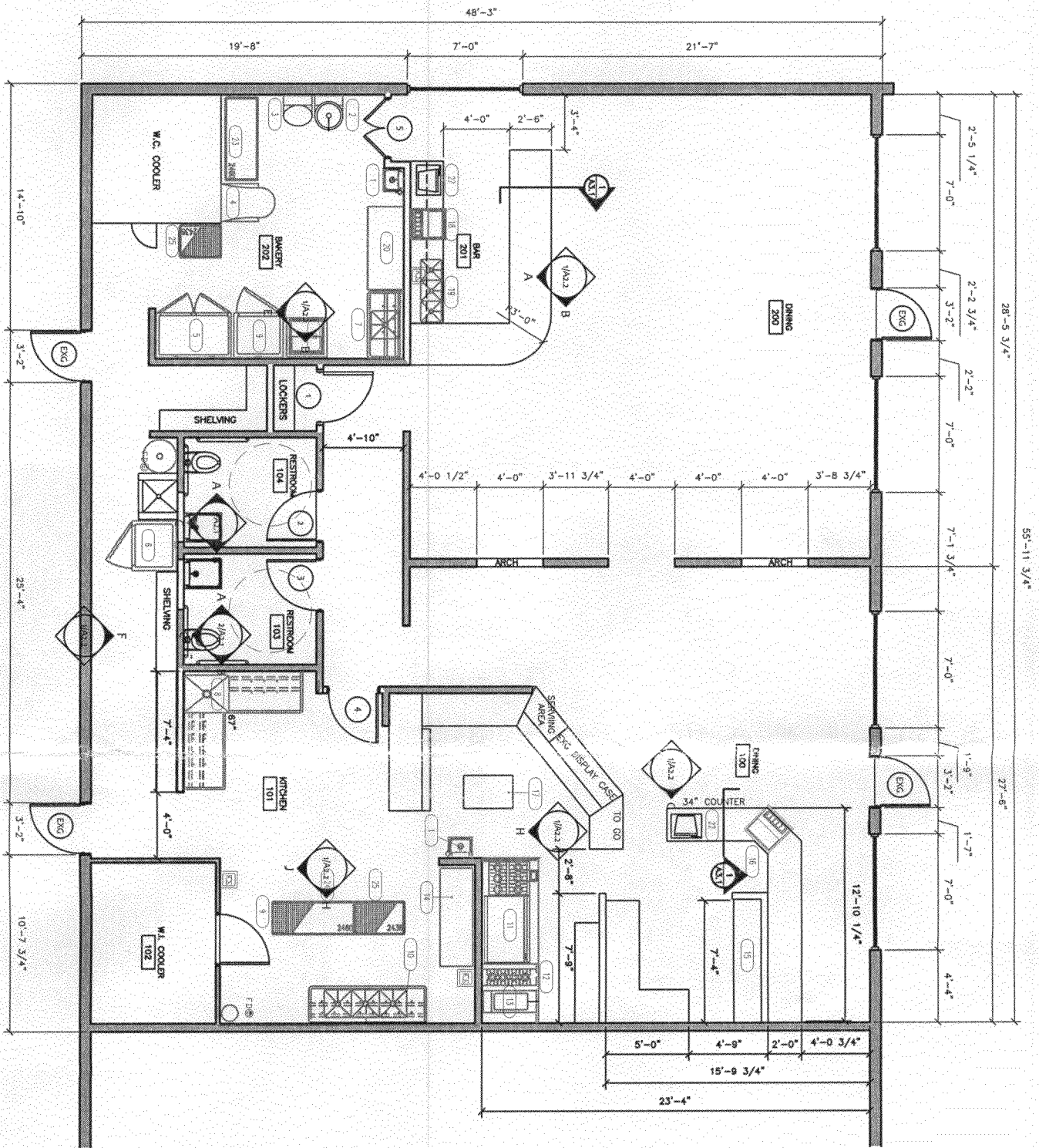
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 4-3-09
 Planning Approval [Signature] Date 4/3/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>W/O change</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-3-09</u>		

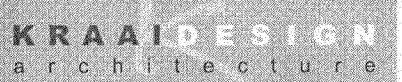
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



1 FLOOR PLAN
SCALE: 1/4"=1'

EQUIPMENT SCHEDULE

ITEM
1 Hand Sink (exd relocated)
2 Bread Divider / roller
3 Dough roller
4 Mixer
5 Double Door Cooler
6 Freezer
7 Produce Sink
8 Dishwasher CMA Model C-2
9 True Glass Merchandiser
10 3 Compartment Sink (exd)
11 6 burner range & grill
12 3 burner range
13 Frymaster Economy gas fryer
14 Steam Table
15 Victory- 88" Table
16 Soda Machine
17 Steam table/Rock
18 Beer on tap
19 3 Compartment Sink (new)
20 Waitress Table
21 Ice Machine
22 Cash Register
23 24X60 Wood Table
24 24X60 Steel Table
25 24X36 Steel Table



102 north fourth street, suite 104 grand junction, co 81501
Phone: 970.712.5045 Info: @kraaidesign.com

REVISIONS

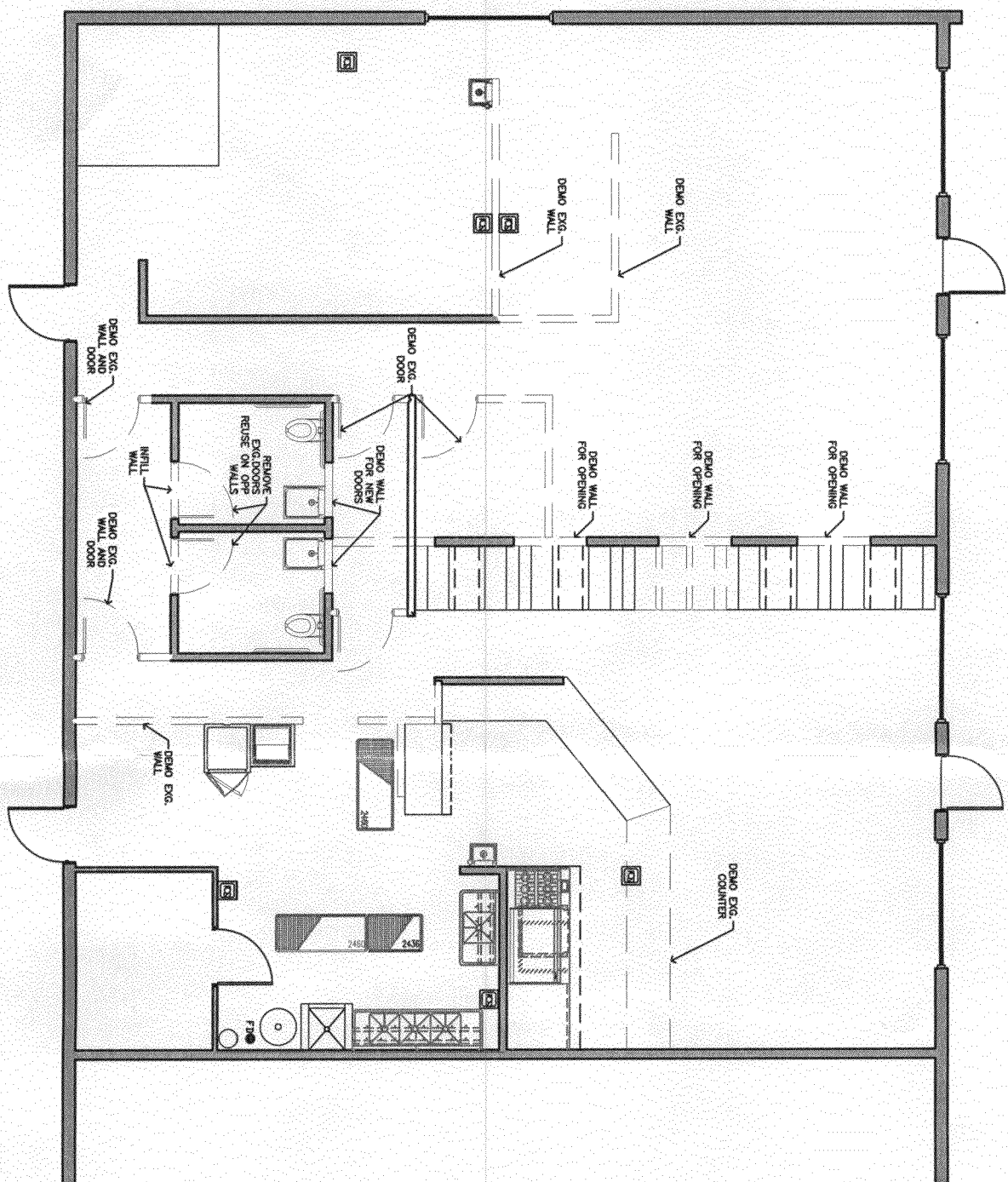
NO.	DATE	BY	DESCRIPTION

DIORIOS

759 HORIZON DRIVE
GRAND JUNCTION, CO 81501

DATE: 03/27/09

A1.1



1
D1.1 DEMOLITION PLAN
SCALE: 1/8"=1'

DIORIOS

759 HORIZON DRIVE
GRAND JUNCTION, CO 81501

NO.	DATE	BY	DESCRIPTION

KRAAIDESIGN
architecture

102 north fourth street, suite 104 grand junction, co 81501
Phone: 970.712.5045 Info: @kraaidesign.com

DATE: 03/27/09

A1.0