

Planning \$	5.00
TCP \$	
Drainage \$	
SIF\$	

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.
FILE #

*Existing Acct
1297-1*

Building Address 314 MAIN STREET
Parcel No. 2945-143-15-024
Subdivision MAIN ST SPEC PURPOSE
Filing _____ Block 102 Lot 29

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 2720 Sq. Ft. Proposed N/A
Sq. Ft. of Lot / Parcel 3125
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 2720

OWNER INFORMATION:

Name CARYL RUDOFISKY
Address 780 26 1/2 Rd
City / State / Zip GRAND Jct, CO 81506

APPLICANT INFORMATION:

Name KEYSTONE CUSTOM BUILDERS
Address P.O. Box 1807
City / State / Zip GRAND Jct, CO 81502
Telephone 243-9428

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: NO change on footprint of bldg

* FOR CHANGE OF USE: switch out stove & hood
& replace worn out; removing booths

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ 50,000
~~120,000~~

Current Fair Market Value of Structure \$ 373,940
~~412,000~~

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>B2</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>0/0</u> from PL Rear <u>0/0</u> from PL	PAID
Maximum Height of Structure(s) <u>65</u>	Parking Requirement _____
Voting District _____	Special Conditions: <u>NOV 18 2009</u>
Ingress / Egress Location Approval _____	FB
(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 11/18/09
Planning Approval [Signature] Date 11/18/09

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> W/O No.
Utility Accounting <u>[Signature]</u> Date <u>11/18/09</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)

Wendy Spurr - RE: Dream Cafe

From: Scott Williams
To: bob.jee@mesacounty.us; Bret Guillory; Darleen McKissen; Eileen List; Jack Beach;
mike.mossburg@co.mesa.co.us; Wendy Spurr
Date: 11/18/2009 12:05 PM
Subject: RE: Dream Cafe

11/18/09

Based on information submitted to this office, Dream Cafe, located at 314 Main Street, will be required to utilize an oil/grease interceptor having a minimum capacity of 1000 gallons and having a minimum of two compartments.

Should you have questions or comments, please contact Industrial Pretreatment at (970) 256-4180.