

PCN-2010-367

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

3854-0 - No Coast

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Planning \$ 5.00
Bldg Permit #
File #

Building Address 1119 N. 1ST STREET #A  
 Parcel No. 2945-104-00-054  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 3500 Sq. Ft. Proposed 312  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) N/A

#### OWNER INFORMATION:

Name CHRIS BOYD  
 Address 2025 POPCARE DR.  
 City / State / Zip GT / CO / 81505

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: \_\_\_\_\_

#### APPLICANT INFORMATION:

Name SWEDDIN CONSTRUCTION  
 Address 2160 CASTLEWOOD CT.  
 City / State / Zip GT / CO / 81507  
 Telephone 201-9098

\* FOR CHANGE OF USE:  
 \*Existing Use: RESTAURANT  
 \*Proposed Use: RESTAURANT (ADDITIONAL 85 SEATS)  
85 seats total  
 Estimated Remodeling Cost \$ 5,000  
 Current Fair Market Value of Structure \$ 1,601,900

**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 _____	Special Conditions: <u>- 1.96 eqo-</u>
Ingress / Egress Location Approval _____ (Engineer's Initials)	

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 9-12-10

Planning Approval [Signature] Date 9/14/10

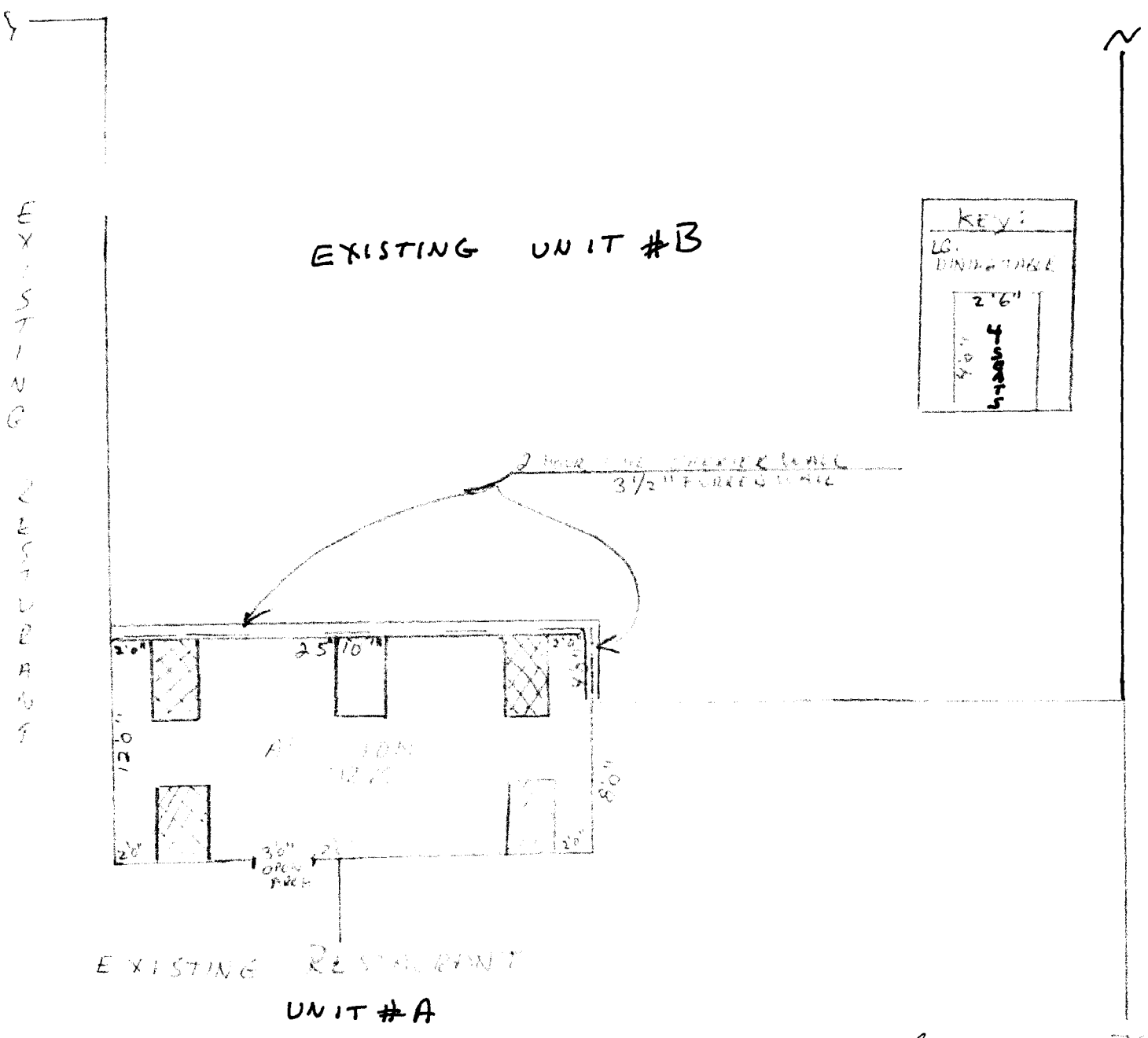
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>2778</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/7/10</u>

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)

ADDITION - NO COAST SUSHI RESTAURANT - 1119 N. 1ST STREET #A

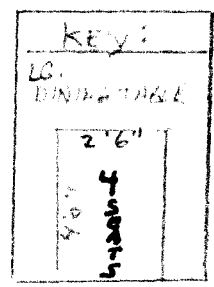
PREPARED BY SVEIN COLORADO INC. - SCALE 3/8" = 1'-0"  
312

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EXISTING RESTAURANT

EXISTING UNIT #B



2" MIN. CURVE THROUGH WALL  
3 1/2" FLOOR TO WALL

EXISTING RESTAURANT UNIT #A

NOTE:

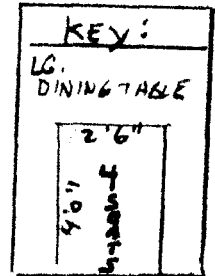
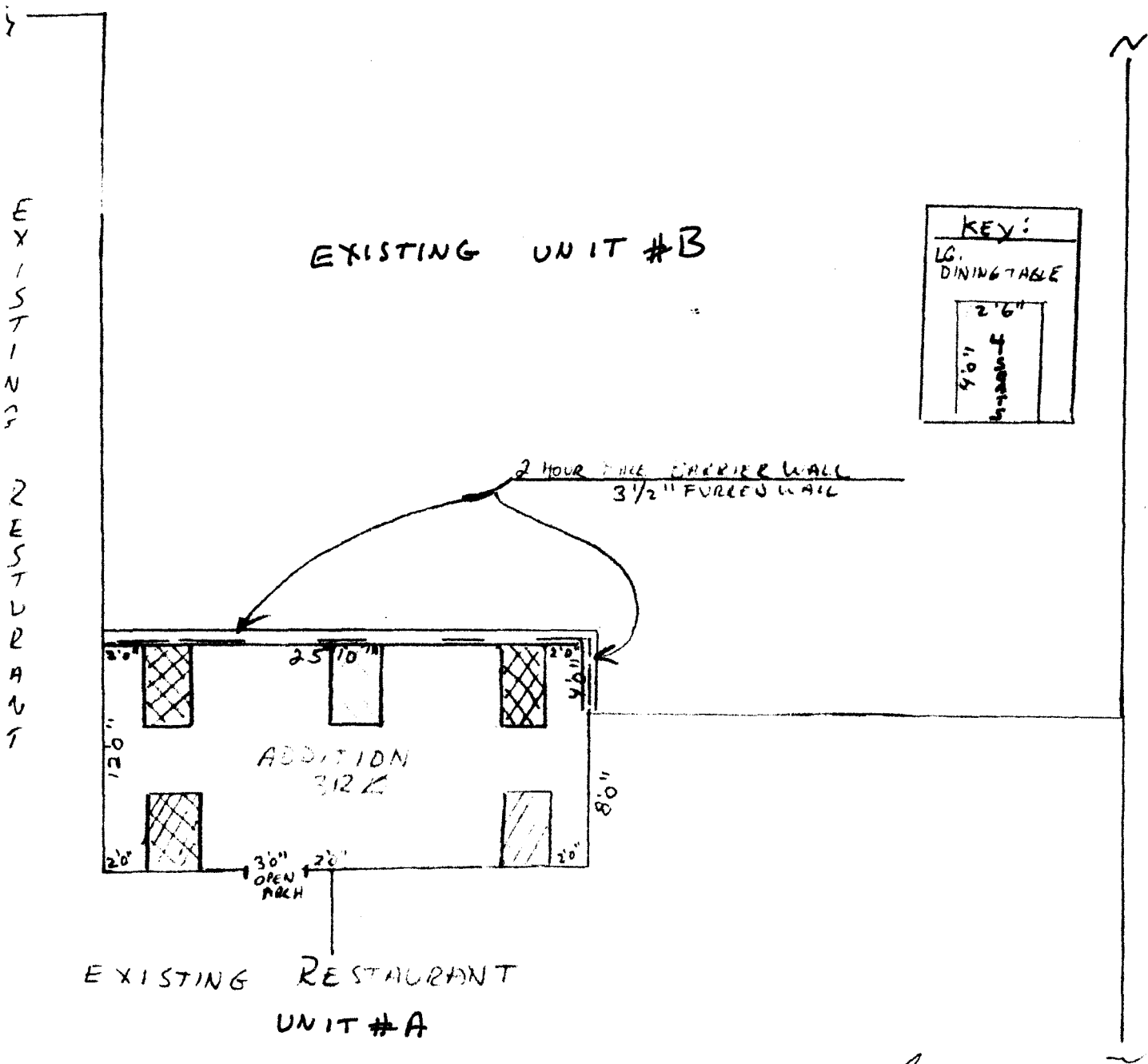
REVISIONS TO BE MADE BY THE ARCHITECT

ACCEPTED *[Signature]*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND SETBACKS.

ADDITION NO COAST SUSHI RESTAURANT - 1119 N. 1ST STREET #A

PREPARED BY: SNEDDON CONSTRUCTION INC - SCALE 1/8" = 1'0"  
312 K

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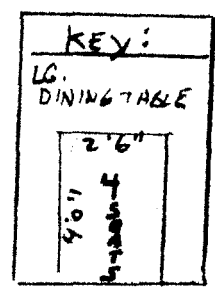
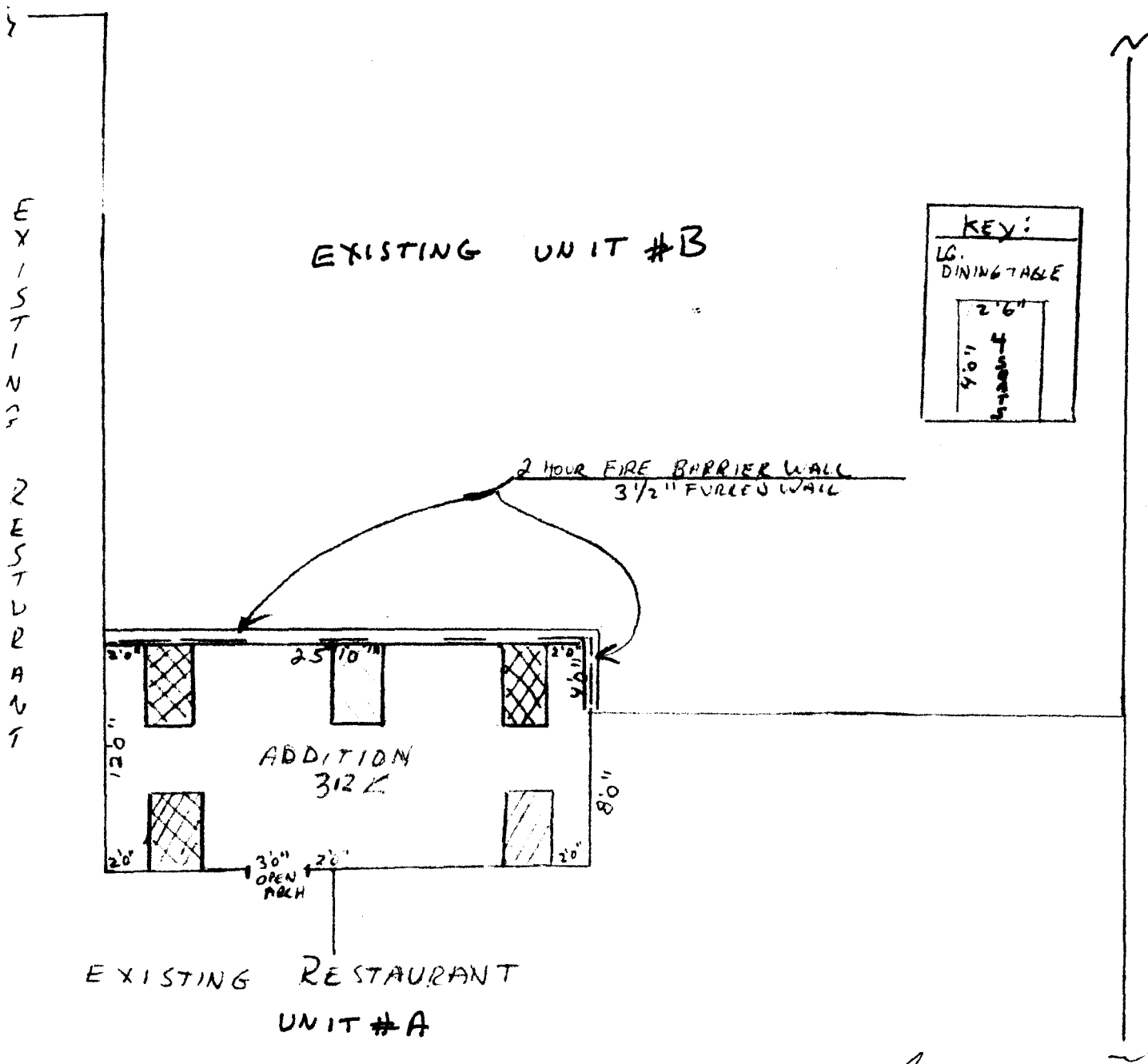
NOTE:  
RELOCATED 1-LARGE  
TABLE FROM EXISTING  
RESTAURANT UNIT #A

ACCEPTED *[Signature]*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND RECORDS BY LINES

ADDITION NO COAST SUSHI RESTAURANT - 1119 N. 1ST STREET #A

PREPARED BY: SNEEDON CONSTRUCTION INC. - SCALE 1/8" = 1'0"  
312 A

N →



NOTE:  
RELOCATED 1 - LARGE TABLE FROM EXISTING RESTAURANT INTO ADDITION

ACCEPTED *[Signature]*  
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