



Department of Planning and Economic Development
 1000 Rochester Hills Dr.
 Rochester Hills, MI 48309
 (248) 656-4660

Development Application

Project Information

Name JUAN BLANCO'S		
Description of Proposed Project and Use(s) The scope of this project is a renovation of an existing building with two small additions at the rear and front facade improvement . Project includes a commercial kitchen, seating area and restrooms. The site is to include a change of use to a "restaurant" with outdoor seating. The project is Seeking Site Plan Approval.		
Review Type (as defined in Section 138-2.200 & 138-7.100 of the City's Zoning Ordinance)		
Site Plan: <input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment <input type="checkbox"/> Other (please describe):	Sketch Plan: <input type="checkbox"/> Administrative Review <input type="checkbox"/> PC Review	PUD <input type="checkbox"/> Concept Review <input type="checkbox"/> Final Review
Conditional Land Use (as indicated in Section 138-4.300 of the City's Zoning Ordinance) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
*Be advised any applications for on-premises alcohol sales must also submit a Liquor Application to the City Clerk's office.		

Property Information

Street Address 1655 E. Auburn Road	
Parcel Identification Number 15-25-457-025	Property Dimensions Width at Road Frontage: 123.26' Depth: 150.2'
Land Area (acres) .28 acres	# of Lots/Units (if applicable) 800 & 801
Current Use(s) Business (Vacant)	Current Zoning CI (BD)
Wetland Use Permit Required	
<input type="checkbox"/> Yes, there are MDEQ regulated wetlands on the property <input type="checkbox"/> Yes, there are City regulated wetlands on the property	<input type="checkbox"/> Unsure, a boundary determination is needed <input checked="" type="checkbox"/> No, there are NO regulated wetlands on the property
Tree Removal Permit Required	
<input type="checkbox"/> Yes, there are regulated trees on the property	<input checked="" type="checkbox"/> No, there are NO regulated trees on the property
Steep Slope Permit Required	
<input type="checkbox"/> Yes, there are regulated slopes on the property located within 200 feet of a watercourse <input type="checkbox"/> Yes, there are regulated slopes on the property NOT located within 200 feet of a watercourse	<input checked="" type="checkbox"/> No, there are NO regulated slopes on the property



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Applicant Information

Name Architectural Planners Inc. (API) - Alan Hall		
Address 5101 Williams Lake Road		
City Waterford	State MI	Zip 48329
Phone (248) 674-1340	Email alan@api-mi.com <i>3FeathersContracting@gmail.com</i>	
Applicant's Legal Interest in Property Architect for Juan Blanco's Restaurant (lease space)		

Property Owner Information Check here if same as above

Name A & S Unlimited		
Address 1663 E. Auburn Road		
City Rochester Hills	State MI	Zip 48307
Phone	Email	

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) understand that if it is determined that the application is not complete, the City shall immediately identify in writing what is needed to make the application complete.

I (we) authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.

Applicant's Signature <i>Alan Hall</i>	Applicant's Printed Name Alan Hall	Date 05-12-2022
Property Owner's Signature <i>Dwaine Zysell</i>	Property Owner's Printed Name Dwaine Zysell	Date 5-12-2022

OFFICE USE ONLY

Date Filed	File #	Escrow #
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