

FEE \$	5.00
TCP \$	-0-
DRAINAGE FEE \$	-0-

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BLDG ADDRESS 715 Horizon Dr. TAX SCHEDULE NO. 2701-363-00-096

SUBDIVISION Complex Building SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 5406

(1) OWNER Stuart K. Sidney NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS PO Box 1568
Victorville CA 92393 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 619-245-9880 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT Shiou Ching Kwan DESCRIPTION OF WORK & INTENDED USE: restaurant

(2) ADDRESS 2708 Cortland. Interior remodel

(2) TELEPHONE 242 2477
243-9999

Jay

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

ONE H.O. Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL)
 or _____ from center of ROW whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL Special Conditions: Interior Remodel -
No change in use.

Maximum Height _____ CENS.T. 10 UT ZONE 1a ANNEX # _____

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature _____ Date _____

Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____

Utility Accounting _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ALTA COMMERCIAL PROPERTIES, INC.

November 9, 1995


City of Grand Junction
Community Development Department
250 N 5th Street
Grand Junction, CO. 81501

RE: Planning Clearance

Community Development -

Please accept this application for planning clearance for the Corplex Building, 715 Horizon Drive, unit 200A. Our intention is to re-open the existing restaurant which seats approximately 135. We intend to replace carpet and paint the interior and general clean-up. There will not be any remodel to the unit. Our planned opening date will be December of 1995 and we will have approximately 15% liquor sales, Beer and Wine. The restaurant will be Shangai Garden, Owner and operator is Ms. Shiou Ching Kwan. Please feel free to call for any further information at 243-9999.

Sincerely,


Jeffrey K. Williams
Representative



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November 9, 1995


City of Grand Junction
Community Development Department
250 N 5th Street
Grand Junction, CO. 81501

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Please accept this application for planning clearance for the Corplex Building, 715 Horizon Drive, unit 200A. Our intention is to re-open the existing restaurant which seats approximately 135. We intend to replace carpet and paint the interior and general clean-up. There will not be any remodel to the unit. Our planned opening date will be December of 1995 and we will have approximately 15% liquor sales, Beer and Wine. The restaurant will be Shangai Garden, Owner and operator is Ms. Shiou Ching Kwan. Please feel free to call for any further information at 243-9999.

Sincerely,


Jeffrey K. Williams
Representative