

FEE \$	500
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	57325
FILE #	

PLANNING CLEARANCE

3008-0050167 (site plan review, multi-family development, non-residential development) Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 509 28 1/2 Rd. TAX SCHEDULE NO. 2943-073-00-154

SUBDIVISION NA BUSINES. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

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

(1) OWNER Sy A. Luong, Lien D. Luong NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 587 28 1/2 Rd. GR 81501

(1) TELEPHONE 242-6362 OR 241-7219 NO. OF BLDGS ON PARCEL
 BEFORE: ONE AFTER: ONE CONSTRUCTION

(2) APPLICANT Sy & Lien Luong USE OF ALL EXISTING BLDGS DANCE CLUB

(2) ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE _____ INTERIOR Remodel for RESTAURANT.

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Landscaping / Screening Required: YES ___ NO ___

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

Side _____ from PL Rear _____ from PL Special Conditions: INTERIOR REMODEL

Maximum Height _____
 Maximum coverage of lot by structures _____ CENS.T. 4 T.ZONE 30 ANNEX # _____

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 [Signature] Date 8/21/96

Department Approval [Signature] Date 8/21/96

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

Utility Accounting [Signature] Date 8-21-96

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)

To: Stephanie Nye
From: Kristen Ashbeck
Subject: 509 28-1/2 Road
Date: 6/27/96 Time: 1:58PM

Sy. A. Luong, owner of the property located at 509 28-1/2 Road and operator of the proposed Grand China restaurant to be located at this address, has provided Community Development with a letter stating that the sale of alcoholic beverages will not exceed 25% of the gross sales receipts for the restaurant. Thus, this business is not considered a "Bar/Nightclub" as defined in the Zoning and Development Code and a Conditional Use Permit will not be required.

SY & LIEN , INC.
GRAND CHINA RESTAURANT
509 28 1/2 Road
Gr. Jct. CO 81501
241-7219

JUNE 26th, 1996

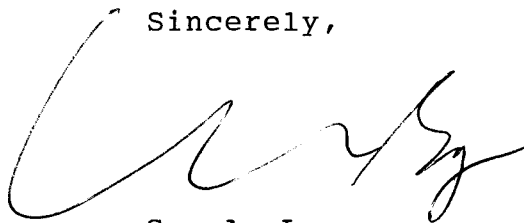
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT PLANNING
250 N 5th St.
Grand Junction, CO 81501

Dear Mr. Larry Timm:

I'am applying for BEER AND WINE LICENSE for my restaurant
located on 509 28 1/2 Road, Grand Junction, Co 81501.

I except my alcohol serving will not exceed 25 percent of the
gross sale.

Sincerely,



Sy. A. Luong
Owner

*Received 6/27/96
Community Development*