

Planning \$ <u>500</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>78425</u>
FILE #

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>2424 Highway 6450</u>	TAX SCHEDULE NO. <u>2945-092-06-001</u>
SUBDIVISION <u>Mesa Mall Space #136 2nd M.S.</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>5,378,670</u>
FILING <u>-</u> BLK <u>-</u> LOT <u>-</u>	ESTIMATED REMODELING COST \$ <u>74,445.00</u>
OWNER <u>Jeremy Lai / JWT Restaurant Inc.</u>	NO. OF DWELLING UNITS: BEFORE <u>-</u> AFTER <u>-</u>
ADDRESS <u>2629 Wagon Train Lane</u>	CONSTRUCTION <u>retail/ cafe court</u>
TELEPHONE <u>909-312-2698</u>	USE OF ALL EXISTING BLDGS <u>retail/ cafe court</u>
APPLICANT <u>FCI Constructors</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Interior Remodel</u>
ADDRESS <u>507 Fruitvale Court Suite A</u>	<u>(Existing is Rest)</u>
TELEPHONE <u>(970) 434-9093</u>	<u>China Pantry</u>

✓ 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 <u>C-1</u>	SPECIAL CONDITIONS: <u>no change in use</u>
PARKING REQUIREMENT: <u>/</u>	<u>interior only</u>
LANDSCAPING/SCREENING REQUIRED: YES <u>/</u> NO <u>/</u>	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>9</u> ANNEX <u>/</u>

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 Grand Junction Zoning and Development 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 that 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 Rosber Laws Date 1/22/2001

Department Approval Ronnie Edwards Date 1-22-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Cafe Court remodel</u>
Utility Accounting	<u>Chual</u>		Date <u>1/27/01</u>

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

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

From: Scott Williams
To: Bob Lee; Senta Costello; Trenton Prall
Date: Thursday, January 25, 2001 9:39AM
Subject: China Pantry - Mesa Mall Food Court

Based on information submitted to this office, China Pantry, to be located in the Mesa Mall Food Court at 2424 Hwy 6 & 50, will not be required by the Persigo Industrial Pretreatment program to install a grease interceptor. Submitted documents did indicate that Mesa Mall itself was requiring a smaller inside grease trap to be installed at the business. Contact me at 244-1489 if you have any questions.