

Planning \$ <u>Pd. / App</u>	Drainage <u>—</u>
TCP \$ <u>917.00</u>	School Impact \$ <u>—</u>

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BUDG PERMIT NO.
FILE # <u>LDU-2003-204</u>

PLANNING CLEARANCE

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

18443-11832

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS Spaces L+M 2692 Hwy 50

SUBDIVISION Mesa Plaza

FILING _____ BLK _____ LOT 2

OWNER Jerry M + Kathleen Harris

ADDRESS 3421 D Rd

TELEPHONE 970-255-1185

APPLICANT Zhong Chen

ADDRESS 570 31 3/4 Rd Dgco 81504

TELEPHONE 970-523-8888

TAX SCHEDULE NO. 2945-261-29-002

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 522,540.

ESTIMATED REMODELING COST \$ 35,000.

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS _____

DESCRIPTION OF WORK & INTENDED USE: change from retail to Chinese Restaurant
35 SEATS LESS THAN 12 hrs/DAY
MAINLY TAKEOUT. EXISTING PREMISE WAS 3 ADDITIONAL EDW CREDIT WHICH IS SUFFICIENT FOR ADDITION OF THIS USE.

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

PARKING REQUIREMENT: 11-okay

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SPECIAL CONDITIONS: _____

SENSUS TRACT _____ TRAFFIC ZONE _____ 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 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 CHEN ZHONG Date _____

Department Approval [Signature] Date 10/10/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>ANTICIPATED OPENING IN DECEMBER 2003 INCREASE EDW TO 13.34 12/15/03</u>			Date <u>10/13/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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