

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ <u>10⁰⁰</u>
Bldg Permit #
File #

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PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

68233-0 legu

Building Address 687 Horizon Drive
 Parcel No. 2945-012-50-013
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Sang C. Hang
 Address Po Box 173
 City / State / Zip Parachute CO 81635

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Permanent finish Chinese restaurant.

APPLICANT INFORMATION:

Name Eric Kraai
 Address 102 N 4th St Ste 104
 City / State / Zip Grand Junction CO 81501
 Telephone 712-5045

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 250,000
 Current Fair Market Value of Structure \$ 2,000,000

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature E Kraai Date 9-8-09
 Planning Approval Wendy Spurr Date 9/8/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21513</u>
Utility Accounting <u>Chandler</u>	Date <u>9/17/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Wendy Spurr - RE: Sang Garden

From: Scott Williams
To: bob.lee@mesacounty.us; Bret Guillory; Darleen McKissen; mike.mossburg@co.mesa.co.us;
Wendy Spurr
Date: 9/21/2009 1:41 PM
Subject: RE: Sang Garden

9/21/09

Based on information submitted to this office, Sang Garden Chinese Restaurant, located at 687 Horizon Drive, will be required to install an oil/grease interceptor having a minimum capacity of 1000 gallons and having a minimum of two compartments.

Should you have questions or comments, please contact Industrial Pretreatment at (970) 256-4180.