

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

Episemg acct
3440-1

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$ 1000 500
Bldg Permit #
File #

Building Address 509-28 1/2 ROAD
 Parcel No. 2943-073-00-154
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel .847 Ae
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name SY A. LUONG
 Address 509 28 1/2 ROAD
 City / State / Zip GRAND JUNCTION CO, 81504

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name ALEX YANG
 Address 509 28 1/2 ROAD
 City / State / Zip GRAND JUNCTION CO 81504
 Telephone 626-383-3280

* FOR CHANGE OF USE:

*Existing Use: Restaurant **PAID**
 *Proposed Use: Restaurant TB

Estimated Remodeling Cost \$ 27000⁰⁰
 Current Fair Market Value of Structure \$ 522,930⁰⁰

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 C-1 Maximum coverage of lot by structures 100%
 SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES _____ NO
 Side 00/00 from PL Rear 10/10 from PL Parking Requirement _____
 Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES _____ NO
 Voting District _____ Ingress / Egress Location Approval _____ Special Conditions: _____
 (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 [Signature] Date 1/19/10
 Planning Approval Wendy Spore Date 1/19/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>1/19/10</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: EC's Asian Station Remodel

From: Scott Williams
To: Bret Guillory; Darleen McKissen; Eileen List; mike.mossburg@co.mesa.co.us; Wendy Spurr
Date: 1/19/2010 2:22 PM
Subject: RE: EC's Asian Station Remodel

1/19/10

Based on information received by this office, EC's Asian Station, located at 509 28.5 Road, will have no additional pretreatment requirements for their planned restaurant remodel.

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