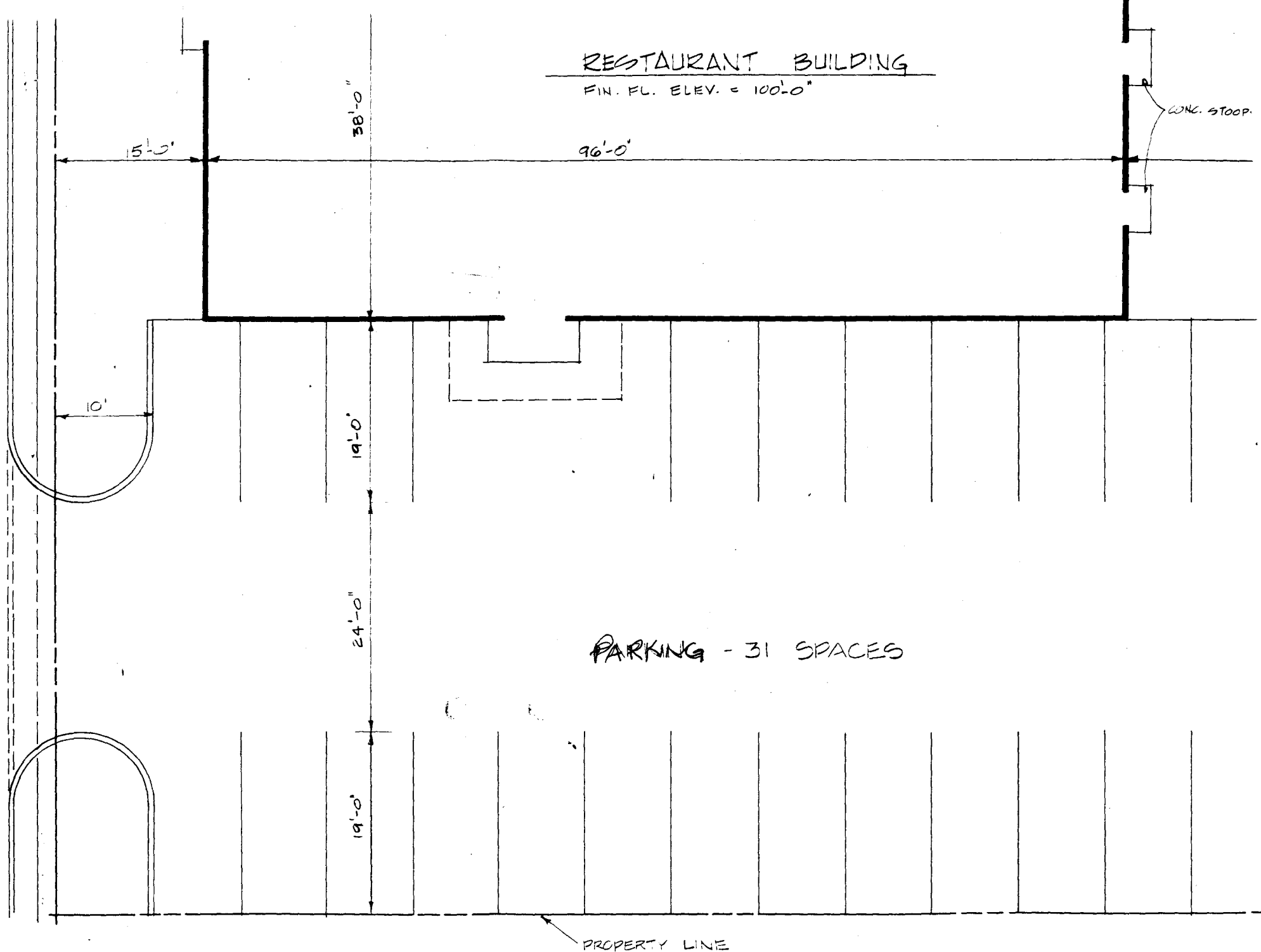


NORTH AVENUE



RESTAURANT BUILDING

FIN. FL. ELEV. = 100'-0"

CONC. STOOP

PARKING - 31 SPACES

PROPERTY LINE

SITE PLAN

CITY - COUNTY
DEVELOPMENT DEPT.

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 343

#63-78

Grand Junction Planning - Mesa County Planning - Building Department

July 26, 1978

To Tay Truong
1036 Belford
Grand Junction, Colorado 81501

Dear Sir:

The Grand Junction Planning Commission at the regularly scheduled meeting on July 25, 1978, approved the Conditional Use application for a 3.2 beer license for the Golden Dragon Restaurant.

This Conditional Use application will go to the City Council at their regularly scheduled meeting on August 16, 1978, at 7:30 p.m. in the City Council Chambers for final approval.

Should you need additional information, please feel free to contact the Planning Development Department.

Yours truly,



Del Beaver
Senior City Planner

DB:df

CONDITIONAL USE APPLICATION

- 1) 15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

<u>To: Tay Truong</u>	<u>Beth Kim Truong</u>	
Name	Name	Name
<u>1036 Bellvue Ave. Grand Junction</u>	<u>1036 Bellvue Ave. Grand Junction</u>	
Address	Address	Address
<u>243-6661</u>	<u>243-6661</u>	
Business Phone	Business Phone	Business Phone

Golden Dragon Restaurant
 Name of Development

1037 North Ave. Grand Junction, Colo. 81501
 Common Location of Development

Legal Description: Lot 7, 8, 9 and 10 in Block 2, City of Grand Junction

- 2) Site Plan Requirements - 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.
- a) Title of development.
 - b) Zoning of property.
 - c) Location of property.
 - d) Locations and dimensions of all structures, proposed and existing.
 - e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
 - f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
 - g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
 - h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
 - i) Adjacent land uses and locations.
 - j) Names and addresses of all adjacent property owners.
 - k) Appropriate space for certification of approval by the president of Council and City Planner.

Subdivision CONDITIONAL Use - Golden Pond F-TRAILHEAD

Date 5 July 78 Item # 6

Petitioner To TAY TRUONG

Comm. Loc. 1037 North Ave (3.2 Beer License)

Review Agencies Comments

NO comments

Review Agencies Comments

Action Taken

P.C. approved 7-25-78

C.C. 8-16-78

Comments

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

- Check Utility Agreement Title Investigation
- Drainage Landscaping Covenants
- Improvements Guarantee Annexation Other (Specify)