

Date Submitted: 4/10/96



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: Coronado Plaza L.L.C. (Robert Parry)
 Address: 6500 So. Quebec Freeway CO 80111
 Telephone: 303 741-6644

Applicant's Name: Mao Ri Dong
 Address: 806 Burke Ave Bronx NY 10467
 Telephone: 718 231 2003

Location of Property: Coronado Plaza 7A
 Tax Parcel No. 2943-101-03-001
 Existing Use: empty
 Proposed Use: restaurant
 Other: _____

FOR OFFICE USE ONLY				
Zone: <u>Proposed H.O.</u>	Setbacks	F: <u>NA</u>	S: <u>NA</u>	R: <u>NA</u>
Special Conditions:				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

X Mao Ri Dong
Applicant's Signature

4/11/96
Date

Quinten L. Anderson
Community Development Department Approval

4/24/96
Date

APRIL 11, 1996

TO: City of Grand Junction Planning Commission

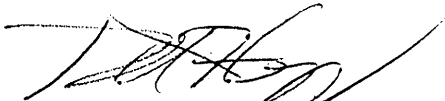
RE: China Jade Restaurant
Coronado Plaza Shopping Center (Unit 7A)
569 32 Road
Clifton, CO 81520

PROJECT STATEMENT

The intent of this project is to remodel the existing space (approximately 1000 S.F.) into a Chinese food restaurant that will have seating for about 24 persons. The existing restrooms and office area will be removed and the restrooms will be relocated to the middle of the space in order to better accommodate the customers.

If there are any questions regarding this project, please contact my office at 245-9654.

Sincerely,



Robert Gregg
Architect

file: DONG.4



G R E G G A S S O C I A T E S

1161 WHITE AVENUE, GRAND JUNCTION CO 81501 TELEPHONE: 970 245 9654 FAX: 970 243 2260

APRIL 12, 1996

RE: China Jade Restaurent Site Planning
Coronado Plaza Tenant Information

These are the other tenants in Coronado Plaza Shopping
Center as of 04-12-96:

SUITE	TENANT	LEASABLE S.F.
1 & 2	City Market	46,990 - 235
3a & 3b	Coronado Lquor Mart	3,570 - 18
3c	Pizza Chef	1,835 - 10
4	Bingo Parlor	12,848 - 64
5a & 5b	H&R Block	2,477 - 8
5c	Bruce Young, DDS	1,341 4
6	Pizza (take-out only)	2,484 4
7a	China Jade Restaurant	1,024 (*) 8
7b	Mail Boxes	1,519 4
8a	Natural Health Foods	1,003 6
9a	Costcutters	2,046 12
9b	Norwest Banks	509 4
10	Clifton Video	2,527 13
11-13a	Dos Hombres Restaurant	6,553 40
13b	(retail store)	1,404 7
14	Taco Bell Restaurant	1,756 50
15a	Mesa National Bank	2,778 20
15b	(vacant)	1,013 5
15c	Mesa County Sheriff	934 3
16a	(vacant)	421 3
16b	All About Travel	1,272 3
		<u>521</u>

378
26
22
18
72
31

REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.17

TITLE HEADING: Retail to Restaurant

LOCATION: Coronado Plaza, Unit 7A

PETITIONER: Mao Ri Dong

PETITIONER'S ADDRESS/TELEPHONE: 806 Burke Avenue
Bronx, NY 10467
718-231-2003

PETITIONER'S REPRESENTATIVE: Robert Gregg, Architect

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CLIFTON WATER DISTRICT

4/15/96

Raymond J. Schuster

434-7328

No problem - there are 11 other units receiving water from the same tap - this will make the twelfth unit on a two inch meter. A fire hydrant served by an eight inch line is just to the north of the building.

COMMUNITY DEVELOPMENT DEPARTMENT

4/16/96

Kristen Ashbeck

244-1437

1. Parking for shopping center is adequate to accommodate this change of use.
2. A sign permit from the Community Development Department is required for any new signage, including a change of sign face.

CITY DEVELOPMENT ENGINEER

4/18/96

Jody Kliska

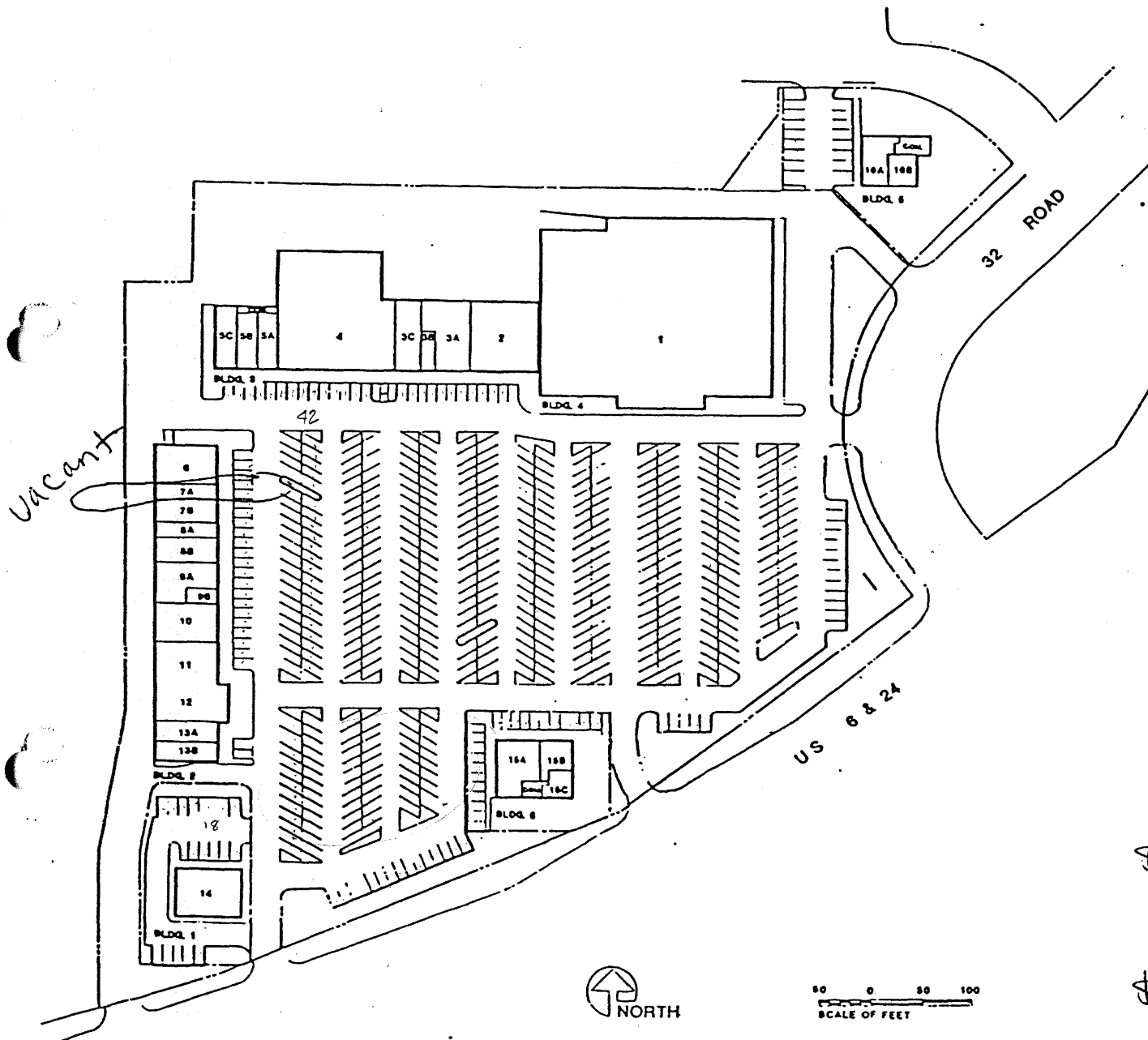
244-1591

No comments.

CLIFTON SANITATION DISTRICT

4/22/96

Not Clifton Sanitation District - Try Clifton Sanitation #2.

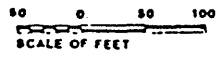


SUITE		NET LEASABLE AREA
1&2	City Market	46990 SF
3A	Vacant	2870 SF
3B	Doc's Vac	760 SF
3C	Pizza Chef	1835 SF
4	Bingo Parlor	12848 SF
5A&B	H & R Block	2477 SF
5C	Bruce Young, DDS	1341 SF
6	Vacant - Murphy	2484 SF
7A	Francisco Cervantes	1024 SF
7B	Small World	1519 SF
8A	Mountain Man	1003 SF
8B	Van Vliet Realty	1527 SF
9A	Costcutters	2046 SF
9B	Norwest Banks	509 SF
10	Clifton Video	2527 SF
11-13A	Dos Hombres	6553 SF
13B	Pending	1404 SF
14	Taco Bell	1746 SF
15A	Mesa National Bank	2778 SF
15B	Floor Coverings Int'l	1013 SF
15C	Mesa County Sheriff	934 SF
16A	Vacant	2745 SF
16B	All About Travel	1272 SF

TOTAL NET LEASABLE AREA: 100,145 SF

CORONADO PLAZA SHOPPING CENTER

\$ 8.00/SF base rent
 1.85/SF CAM
 \$ 9.85/SF = \$ 840.53/h



NOTE: SITE PLAN DATA TAKING FROM DRAWING 80-1 DATED 3-12-79 BY WARREN A. FLICKINGER & ASSOCIATES, LTD. NOT FIELD VERIFIED

COU 96-4.17
CHANGE OF USE FROM RETAIL TO RESTAURANT
CORONADO PLAZA #7A

Administrative approval of Change of Use dated April 24, 1996.

Planning Clearance for Building Permit (interior remodel) issued
April 29, 1996.