# **Table of Contents**

File \_\_\_\_COU-1996-04.17

Name: <u>Retail to Rest.- China Jade Restaurant- Coronado Plaza-569 32 Road - De-annexed - Change of Use</u>

P r e s e n t	S c a n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.
X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land Reduction of any maps – final copy
		Reduction of any maps – final copy *Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
$\square$		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
X	X	Planning Clearance – issued 4/29/96 - **
X	X	Tenant Information
X	XX	Plat of Coronado Plaza Shopping Center
X	<u> </u>	Summary
$ \vdash \downarrow$		
$\left  - \right $		
	-1	
	-†	

4/10/96

Date Submitted:



CHANGE OF USE
DEVELOPMENT APPLICATION
Property Owner: Covousdo Plaza L.L.C. (Rubert Pary) Address: 6500 S. Duckee Evileward CO 80111
Address: 6500 S. Queloc Explement CO 80111
Telephone: 303 2 74/-6644
Applicant's Name: Mas RI Dong
Address: 806 Burke Ave Bronx NY 10467
Telephone: 718 231 2003
Location of Property: Covonedo Plaza 7A
Tax Parcel No. 2943 - 101 - 03 - 001
Existing Use: Chupty
Proposed Use: restaurant
Other:

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

MAO R<sub>2</sub>' Dong Applicant's Signature

Community Development Department Approval

White - Community Development Dept.

4/11/96 Date

Yellow - Customer

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CHANGE OF USE REVIEW																															
Location: Coronado Plaza Type of Use: Restaurant																															
ITEMS								DISTRIBUTION																							
	Community Development			Agent	ation			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		li then	litten San.																			a'D.	
Date Received       4-11-94         Receipt #       3834         File #       Cou-96 - 4.17	City Community		1		Parks/Re	City Attorney	ity Sanitation	City Fire Dept. C	City Police	Water District C		U.S. West	Public Service	GVRP	Other															TOTAL REQ'D	
DESCRIPTION	0 .0	0	0	0	0	0			) 	50	_		0	0	0						ī.									5	
Application Fee \$50,00     Submittal Checklist *     Application Form* v     Review Agency Cover Sheet *     Planning Clearance*     Reduction of Assessor's Map     General Project Report     11" x 17" Site Plan     Sketch of Proposed Signage     Evidence of Title		1	1		1	1	1 1 1 1 1	1 1 1	1	1 1 1 1	1 1 1 1	1 1 1 1	1 1 1 1	1 1 1																	
NOTES: * An asterisk in the item description co		in ir	ndic	ate	es th	nat i	a fo	orm	is s	sup	plie	ed t	oy t	he	Cit	y.															

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

#### 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 Gré

Architect

file: DONG.4



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

### APRIL 12, 1996

RE: China Jade Restaureant 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.
SUITE 1 & 2 3a & 3b 3c 4 5a & 5b 5c 6 7a 7b 8a 9a 9b 10 11-13a 13b 14 15a 15b 15c	TENANT City Market Coranado Lquor Mart Pizza Chef Bingo Parlor H&R Block Bruce Young, DDS Pizza (take-out only) China Jade Restaurant Mail Boxes Natural Health Foods Costcutters Norwest Banks Clifton Video Dos Hombres Restaurant (retail store) Taco Bell Restaurant Mesa National Bank (vacant) Mesa County Sheriff	$\begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$
16a 16b	(vacant) All About Travel	421 <i>3</i> 1,272 <i>3</i>
100	ATT ADOUT TLAYET	521

# **REVIEW COMMENTS**

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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

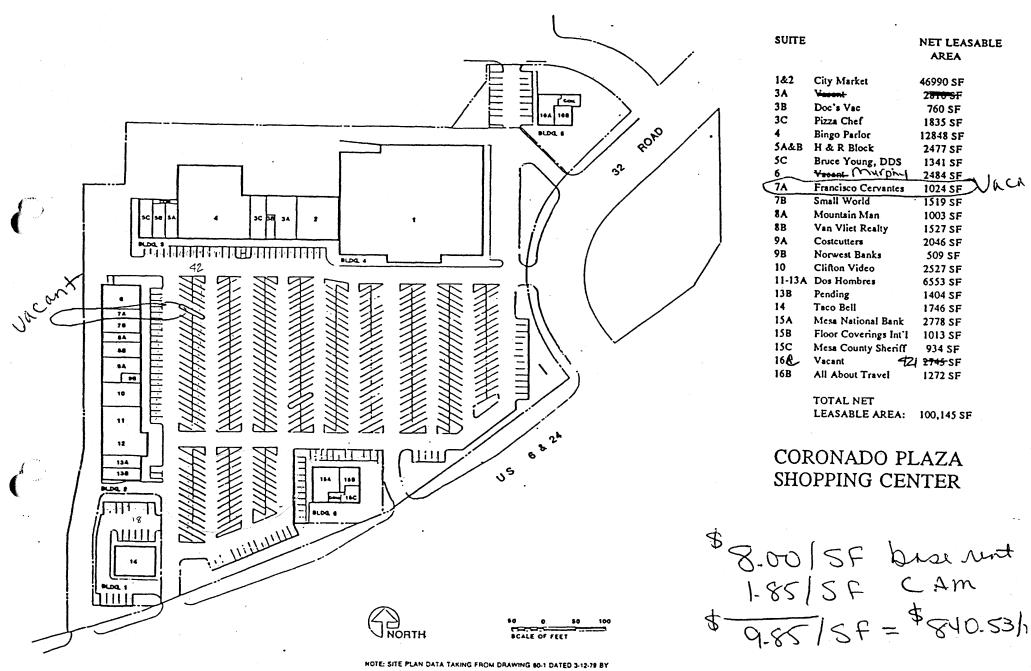
NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

Raymond J. Schuster 434-7328	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
<ol> <li>Parking for shopping center is adequate to accommodate th</li> <li>A sign permit from the Community Development Department a change of sign face.</li> </ol>	-
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.



WARREN & 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.