

City County

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 490 28 1/4 Rd
SUBDIVISION: Lot 1 Darwin Sub
FILING # _____ BLK # _____ LOT # _____
TAX SCHEDULE NUMBER: 2943-182-09-001

SQ FT OF BLDG: 6000 #
SQ FT OF LOT: 30,000 #
NUMBER OF FAMILY UNITS: N/A
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: N/A

PROPERTY OWNER: Frank Chelf
ADDRESS: P.O. Box 987 Salida Co. 81201
PHONE: 2457571 (Ed Holmanson)

USE OF ALL EXISTING BUILDINGS: Rest. & Lounge

DESCRIPTION OF WORK AND INTENDED USE:

INTERNAL REMODEL

FOR OFFICE USE ONLY

ZONE: C-2
SETBACKS: F 45' S 0' R 0'
RIGHT OF WAY: 30'
MAXIMUM HEIGHT: 40'

signage will require separate permit
FLOOD PLAIN: YES NO
GEOLOGIC HAZARD: YES NO
CENSUS TRACT NUMBER: _____
SPECIAL CONDITIONS: MINOR CHANGE

PARKING SPACES REQUIRED: 89 @ 26' occupancy
LANDSCAPING/SCREENING: AS REQ'D
Along 28 1/4 rd
28 1/4 rd must be completed within 6 mos. of permit date

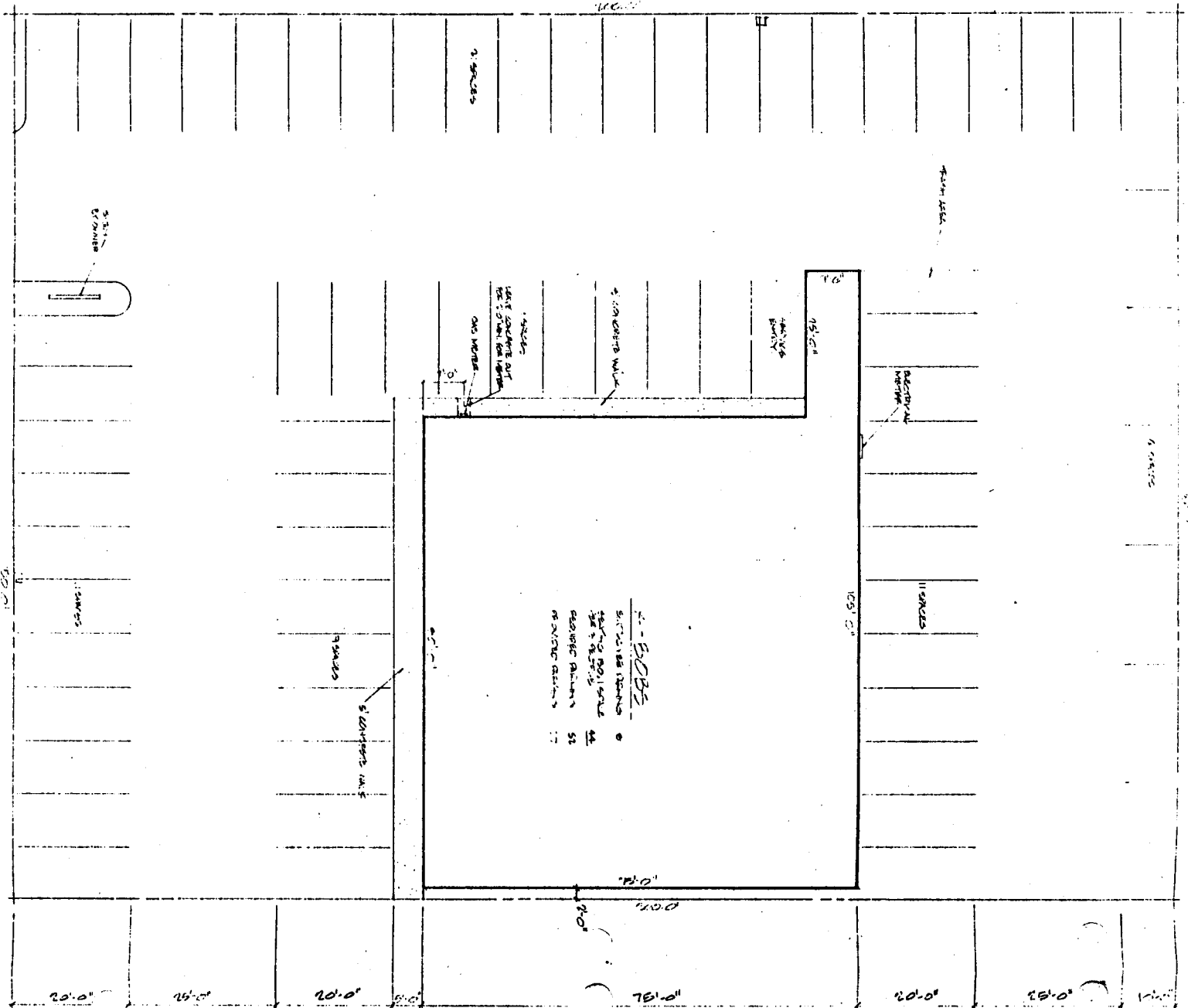
APPROVED TO CONDITIONAL USE
GRANTED K-BOB'S FILE #69-82
LANDSCAPING AS REQUIRED ALONG

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.
THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 2/19/85
APPROVED BY: [Signature]

[Signature]
SIGNATURE



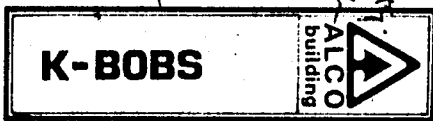
Ref. additional parking:

Please see letter attached hereto dated Feb 5, 1985 signed by Mrs. Florence D. Wilcox, owner of Property South & East of My Property Subj. letter requests use of property to the South for over flow parking. This letter was prepared in order to read a 300 Capacity.

22 spaces on adjacent property.
67 spaces per this plan,
allowed occupancy
26%



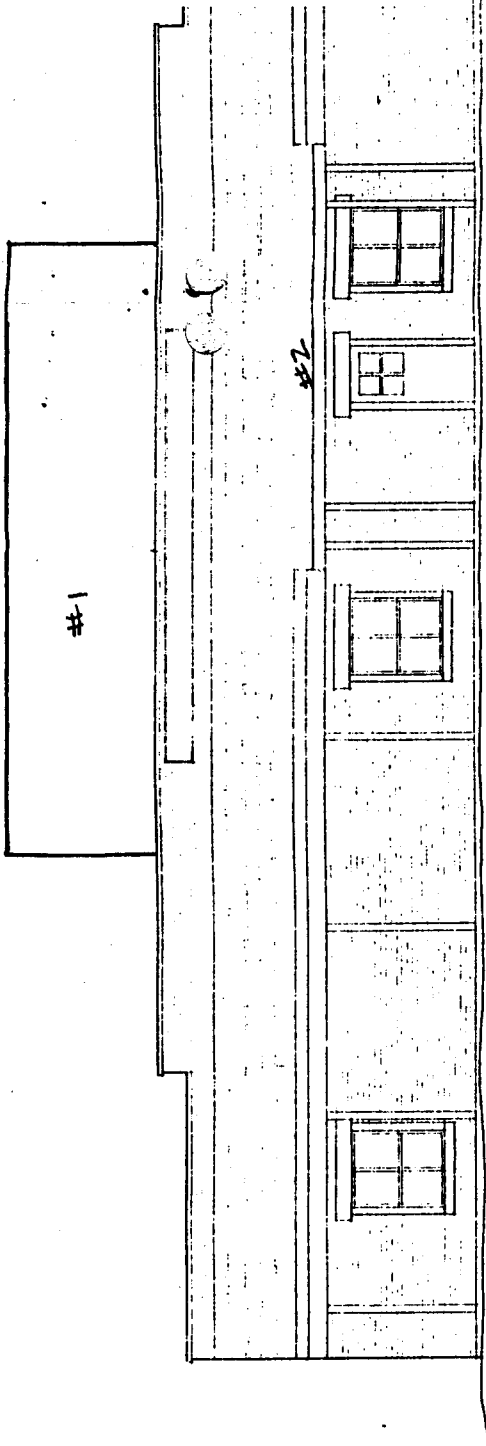
date	
drawn	
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sheet	



chris gray architect
2721 north 12th suite 22
grand junction, colorado

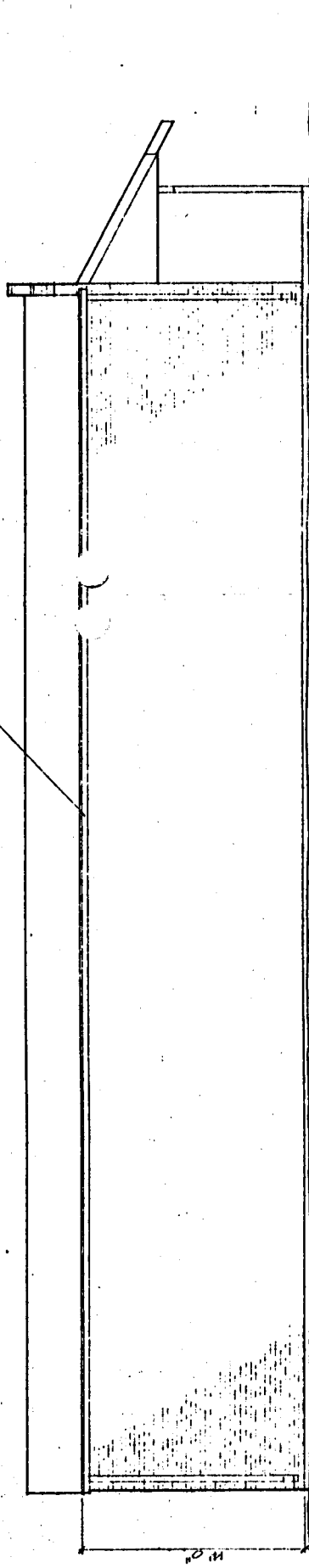


Yule Sudbury
 24116118 - Hm.
 24110447 off.

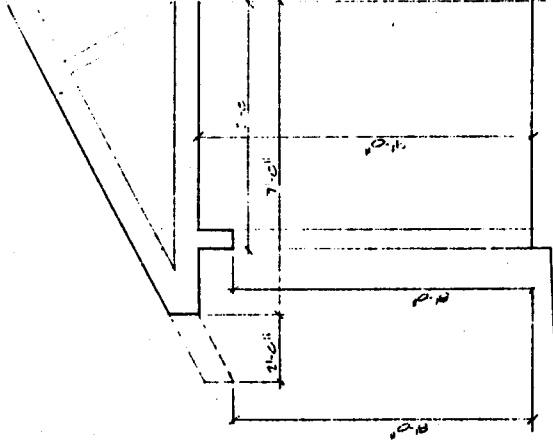


FRONT ELEVATION
 1/4" = 1'-0"

CANOPY & SIGN AS PER



SIDE ELEVATION
 1/4" = 1'-0"



CANOPY DETAIL
 1/4" = 1'-0"

- #1. 4' x 16' Additional signage to be added
- #2. CANVASS CANOPY Approx 4 1/2' to 5' wide & 6' to 70' Long
 (Not to go out further than painted parking spaces
 WE have planned to Re-paint & trim the Bldg. (Exterior)
 THE k-bobs sign no existing will be changed to reflect the new name
 the material or as to be replaced is called sign-O-Flex. I have
 3 quotes and the sign change if you need that info.