

DATE SUBMITTED: 10/9/90

PERMIT # 37255

FEE 0

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

1<sup>ST</sup> Burger King  
BLDG ADDRESS: 233 N 1<sup>ST</sup> ST GT.

SQ. FT. OF BLDG: 2000'

SUBDIVISION: Mobley Sub

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # 3 LOT # 2

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-154-04-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
one

PROPERTY OWNER: Bill Culvar

USE OF ALL EXISTING BUILDINGS:

ADDRESS: North Ave Burger King

Restaurant

PHONE: 242 1282

DESCRIPTION OF WORK AND INTENDED USE:  
Interior remodel / facelift.

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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**FOR OFFICE USE ONLY**  
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ZONE: A-2

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 1

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 43

LANDSCAPING/SCREENING: Interior remodel only

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)  
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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: 10/9/90

APPROVED BY: B. Paulson

[Signature]  
SIGNATURE