

DATE SUBMITTED: May 14, 1992

PERMIT NO. 41867 ✓

FEE \$ No Fee
PAID C.U. Permit

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 739 HORIZON DR.

SQ. FT. OF BLDG: 3900

SUBDIVISION _____

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2701-364-00-054

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER Bill Culver

USE OF EXISTING BUILDINGS:
VACANT

ADDRESS P.O. Box 3024

TELEPHONE: 242-1282

DESCRIPTION OF WORK AND INTENDED USE:
BURGER KING RESTAURANTE WITH

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel. DRIVE THRU

FOR OFFICE USE ONLY

ZONE H.O.

FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 65' from Centerline

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 15' REAR 15'

CENSUS TRACT: 10 TRAFFIC ZONE: 16

MAXIMUM HEIGHT 65'

PARKING REQ'MT AS PER PLAN

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

AS PER APPROVED PLAN
(SEE FILE # 73-91)

File # 7391

STATE ACCESS Permit Received.

NEED COUNTY Health Dept Approval to Bldg Dept.
NEED FIRE Dept. Approval to Bldg Dept.

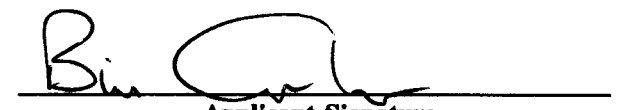
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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.



Department Approval



Applicant Signature

5-14-92

Date Approved

Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

20' DRAINAGE EASEMENT

ASPHALT PARKING

HARDSCAPE

20,063 S.F.

ACCEPTED *AT 5-14-92*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

10'

1.0'

21.0'

16.0'

10.0'

60°

9 SPACES

9' TYP.

CONC. BARRIER CURB

ASPHALT PARKING

R.R. TIE PLANTER

6.5'

3.5'

11.5'

SIGN "D"

KDW

GFS

KDW

GFP

STEEL EDGER

TRASH ENCLOSURE

ORDERING BOARD

GFS

SLL

KFM

KTD

SLL

KFM

KFM

KFM

KFM

KFM

KFM

KFM

RTD

SLL

RTD

SLL

RTD

SLL

RTD

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RTD

SLL

RTD

SLL

RTD

SLL

RTD

SLL

RTD

17 SPACES

15' UTILITY EASEMENT

EXISTING 6' WOOD FENCE AND HEDGE

244.1

21.0'

19.0'

9' TYP.

60°

10 SPACES

15' TYPICAL

WALKWAY

17' WALKWAY

60°

6'

44.0'

96.0'

24.0'

24.0'

24.0'

24.0'

"HILTON" SIGN

BSP

ENTRANCE ONLY

BKE RACK

STEEL EDGER

NEW FIRE HYDRANT

ONE WAY

R6-1 BOTH SIDES

EXIT ONLY BEGIN

CITY TREE PROGRAM
CHOICE BY CITY.

T

NT

BU



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SIGNA

THE