

DATE SUBMITTED: 4/2/93

PERMIT NO. 44683 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 871 - NORTH AVE

SQ. FT. OF BLDG: 576 ^{sq'}

SUBDIVISION City of G.J.

SQ. FT. OF LOT: 11550 ^{sq'}

FILING # _____ BLK # 4 LOT # 4-5-6

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2945-181-03009

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER AL MADYD

USE OF EXISTING BUILDINGS: RESTAURANT

ADDRESS 871 NORTH AVE

DESCRIPTION OF WORK AND INTENDED USE: FOOD SERVICE

TELEPHONE: 243-7575

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

FOR OFFICE USE ONLY

ZONE C-1

FLOODPLAIN: YES _____ NO ✓

BACKS: FRONT 55 ^{ft}

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE 0 REAR 0

CENSUS TRACT: 2 TRAFFIC ZONE: 36

MAXIMUM HEIGHT 40

PARKING REQ'MT as per approved plan

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

as per cond. use approval

see site plan for additional notes.

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

4/2/93
Date/Approved

3-31-93
Date

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

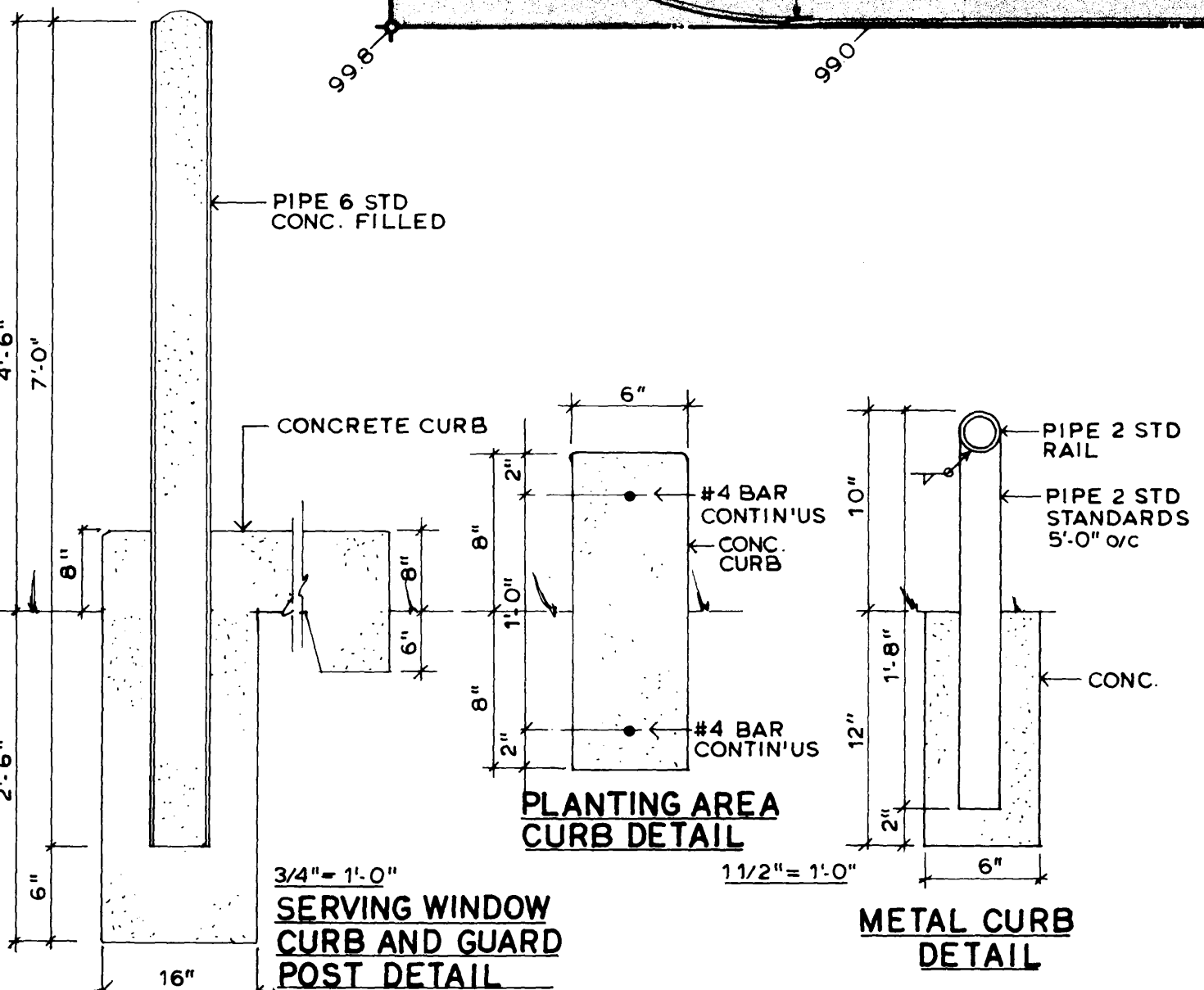
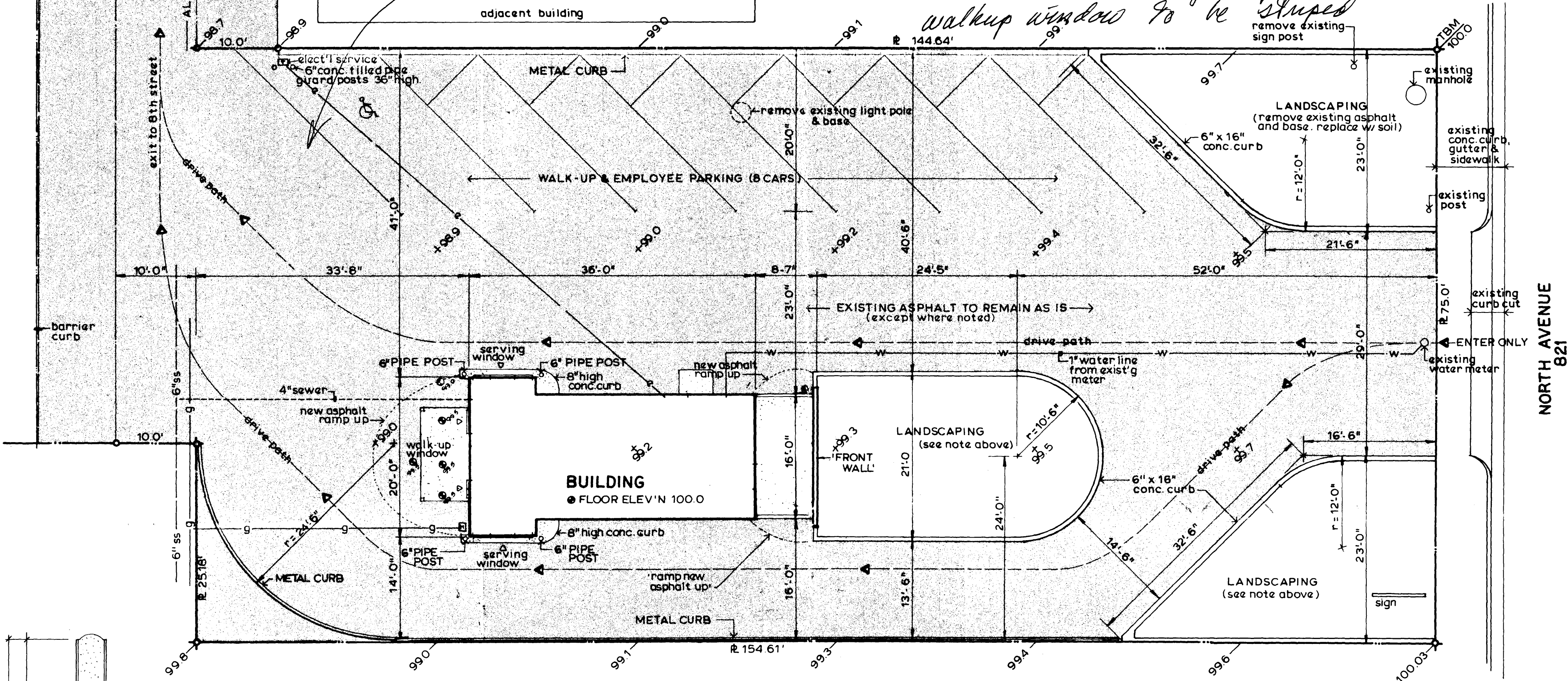
o.s. fee pd 4/9/93

Signage to be installed as per plan.

8th Street exit out to be rebuilt as per approval.

Stripe for handicapped parking space.

All landscaping as per approved plan. Pedestrian crosswalk from parking to walkup window to be striped



PLOT PLAN 1" = 10'-0"

X = EXISTING TOP OF ASPHALT ELEVATIONS
O = NEW FINISHED ELEVATIONS

NORTH

SHEET INDEX	
1	PLOT PLAN · CURB DETAILS
2	FLOOR PLAN · SECTIONS · DETAILS
3	ELEVATIONS · DETAILS
4	FOUNDATION PLAN · FLOOR AND ROOF FRAMING PLANS
5	REFLECTED GRID CEILING PLAN

OWNER
ALVIN K. MAYO
243-7575

KRABACHER ASSOCIATES
ARCHITECT-ENGINEER
243-9248

BIG AL'S
DRIVE-THRU FOOD SERVICE
821 NORTH AVENUE
GRAND JUNCTION

SHEET NO.
1

DATE: 11/11/92 DRAWN: [initials] CHECKED: [initials] REVISED: 02/24/93