

DATE SUBMITTED 4-26-94

BUILDING PERMIT NO. 48395

FEE \$ N/C

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)
Grand Junction Department of Community Development

BLDG ADDRESS 233 N. First

SQ. FT. OF PROPOSED BLDG(S)/ADDITION none

SUBDIVISION Moberly Sub

SQ. FT. OF EXISTING BLDG(S) _____

FILING — BLK 3 LOT part of 2

NO. OF FAMILY UNITS _____

TAX SCHEDULE NO. 2945-154-04-001

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

OWNER Burger King

USE OF EXISTING BLDGS RESTAURANT

ADDRESS 233 N. First

DESCRIPTION OF WORK AND INTENDED USE:
INSTALL FLOOR SINK

TELEPHONE 243-1873

Mt. Garfield line
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE C-2

DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front _____ from property line or 55 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 0 from property line

CENSUS TRACT 9 TRAFFIC ZONE 43

Rear 0 from property line

Parking Req'mt _____

Maximum Height 40'

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

*INTERIOR
REMODEL
ONLY*

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). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 [Signature] Applicant Signature [Signature]

Date Approved 4-26-94 Date 4-26-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)