

FEE \$ ~~10~~ 5.00

BLDG PERMIT NO. 51957

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

DI-0040-033



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 710 Horizon Drive TAX SCHEDULE NO. 2701-34400-073

SUBDIVISION N/A SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 4,012 ft²

(1) OWNER SAMROCK, INC. NO. OF DWELLING UNITS BEFORE: - AFTER: - CONSTRUCTION

(1) ADDRESS 40 PASH # ASSOC. BOX 1100 ROUTE 4 TX 75030

(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT DUANE WHEATLEY USE OF ALL EXISTING BLDGS Restaurant

(2) ADDRESS 710 HORIZON DR DESCRIPTION OF WORK & INTENDED USE: Internal

(2) TELEPHONE 243-5030 Remodel - expand existing seating to 126

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H0 Landscaping / Screening Required: YES _____ NO X

SETBACKS: Front - from Property Line (PL) or 65ft from center of ROW, whichever is greater Parking Req'mt 50 spaces provided

Side 15 from PL Rear 15 from PL Special Conditions: NONE

Maximum Height 65ft.

Maximum coverage of lot by structures 65% CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 4-19-95

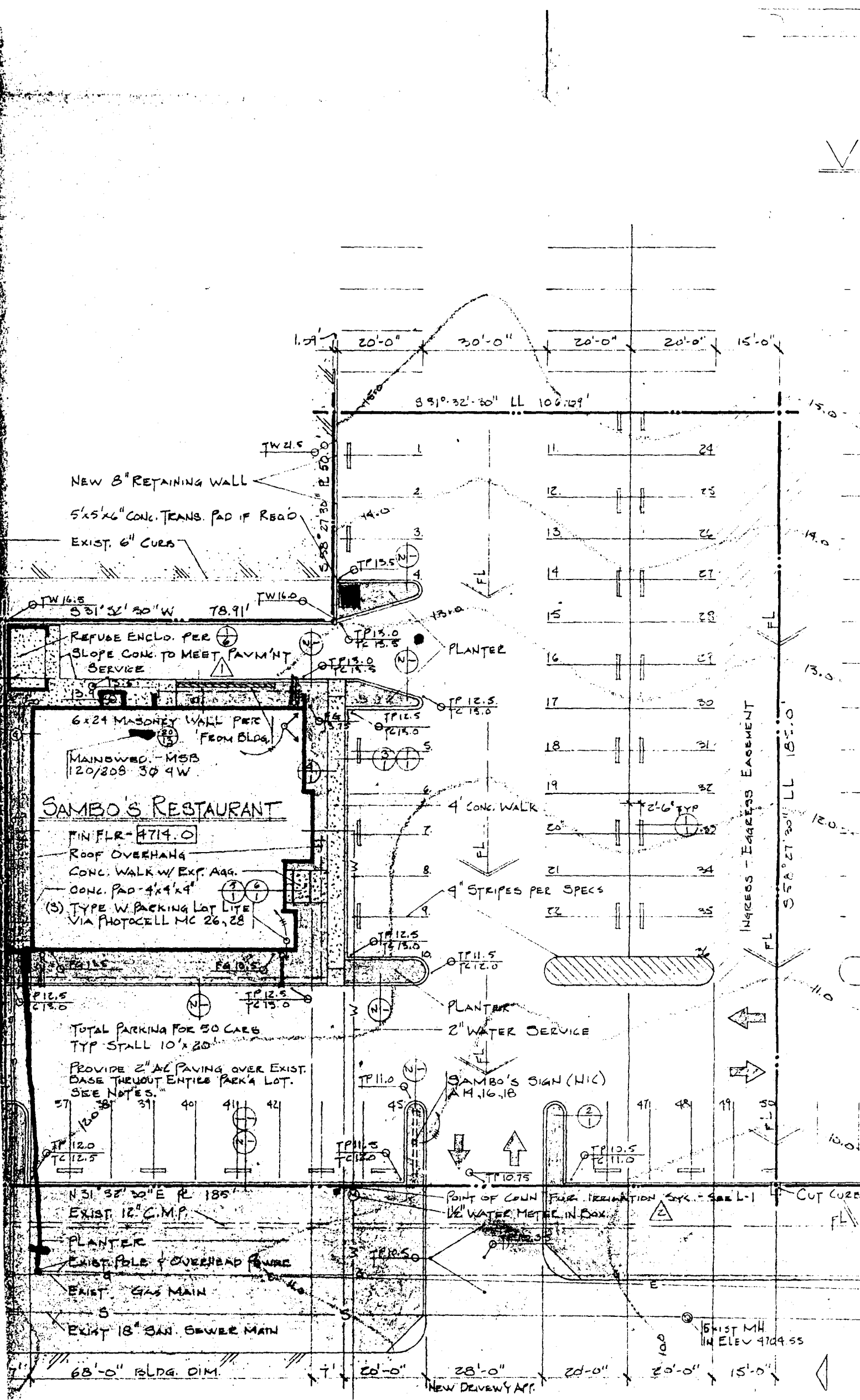
Department Approval [Signature] Date 4-19-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. No Change in

Utility Accounting Miller Fowler Date 4-19-95 Seating capacity pd for

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



NEW 8" RETAINING WALL
 5'x5'x6" CONC. TRANS. PAD IF REQ'D
 EXIST. 6" CURB

SAMBO'S RESTAURANT

6x24 MASONRY WALL PER
 FROM BLDG.
 MAINTENED - MSB
 120/208 30' 4W
 FIN. FLR. - 4714.0
 ROOF OVERHANG
 CONC. WALK W/ EXP. AGG.
 CONC. PAD - 4'x4'x4"
 (3) TYPE W. PARKING LOT LIFE
 VIA PHOTOCELL MC 26, 28

TOTAL PARKING FOR 30 CARS
 TYP STALL 10'x20'
 PROVIDE 2" AC PAVING OVER EXIST.
 BASE THROUGHOUT ENTIRE PARK'G LOT.
 SEE NOTES.

SAMBO'S SIGN (NIC)
 A.H. 16, 18

N 31° 32' 30" E R 185'
 EXIST. 12" C.M.P.

PLANTER
 EXIST. BLDG. & OVERHEAD POWER
 EXIST. GAS MAIN
 EXIST. 18" SAN. SEWER MAIN

POINT OF CONC. FUR. TERMINATION SHOWN - SEE L-1
 1/2" WATER METER IN BOX
 CUT CURB

68'-0" BLDG. DIM.

NEW DRIVEWAY APP.

INGRESS - EGRESS EASEMENT

55'6" 27' 30" LL 185.0

891° 32' 30" LL 106.729'

15.0

13.0

20.0

10.0

15.0

1.71' 20'-0" 30'-0" 20'-0" 20'-0" 15'-0"

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14'-0" 13'-0" 14'-0" 13'-0" 14'-0" 13'-0"

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20'-0" 28'-0" 20'-0" 20'-0" 15'-0"