

FEE \$ PD W/ CUP

BLDG PERMIT NO. 51736

PLANNING CLEARANCE

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

Grand Junction Community Development Department

TCP \$ 13,734.40  
Drainage Fee \$ 3978.00  
open space \$ 4500.

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2752 Hwy 50 S.

TAX SCHEDULE NO. 2945-254-02-003

SUBDIVISION Orchard Mesa Center

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3500

FILING BLK LOT 3

SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Norbert J. Lukas

NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION

(1) ADDRESS 6550 Gumpark Dr.

NO. OF BLDGS ON PARCEL BEFORE: AFTER: 1 CONSTRUCTION

(1) TELEPHONE (303) 581-0300

USE OF ALL EXISTING BLDGS Restaurant

(2) APPLICANT Burger King

DESCRIPTION OF WORK & INTENDED USE: New

(2) ADDRESS 739 Horizon Dr.

Burger King Restaurant

(2) TELEPHONE (303) 243-6614

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 HO

Landscaping / Screening Required: YES X NO

SETBACKS: Front 65 from Property Line (PL) or 65 from center of ROW, whichever is greater

Parking Req'mt Per Plan - File #187-94

Side 15' from PL Rear 15' from PL

Special Conditions: Need revised landscape plan & landscaping installed prior to C.O. or Impr Agr will be required.

Maximum Height 65

Maximum coverage of lot by structures 35

CENSUS TRACT 13 TRAFFIC ZONE 84

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 3/30/95

Department Approval [Signature]

Date 3/30/95

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8203

Utility Accounting Millie Fowler

Date 3-30-95

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)