

DATE SUBMITTED: 3-19-85

PERMIT # 22882

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2430 Hwy 6 S 50

SQ. FT. OF BLDG: 270-#

SUBDIVISION: Mesa Mall Sub.

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # 2

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945092-10-004-2

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: Restaurants West

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2430 Hwy 6 S 50

Wendy's

PHONE: 241-0867

DESCRIPTION OF WORK AND INTENDED USE:
ADD 10x27 Solarium to Front of Bldg.

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: H0

FLOODPLAIN: YES _____ NO X

SETBACKS: F AS SHOWN ON ASSR. MAP AND PLAN

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 9

PARKING SPACES REQ'D: OK PER D.W.

TRAFFIC ZONE: _____

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

C.O. released 7-10-85 M.S.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) 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.

DATE APPROVED: 3/20/85

APPROVED BY: [Signature]

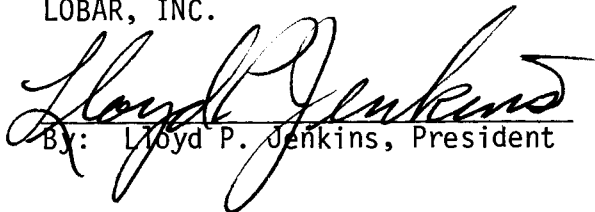
[Signature]
SIGNATURE
For Lobar, Inc.

March 18, 1985

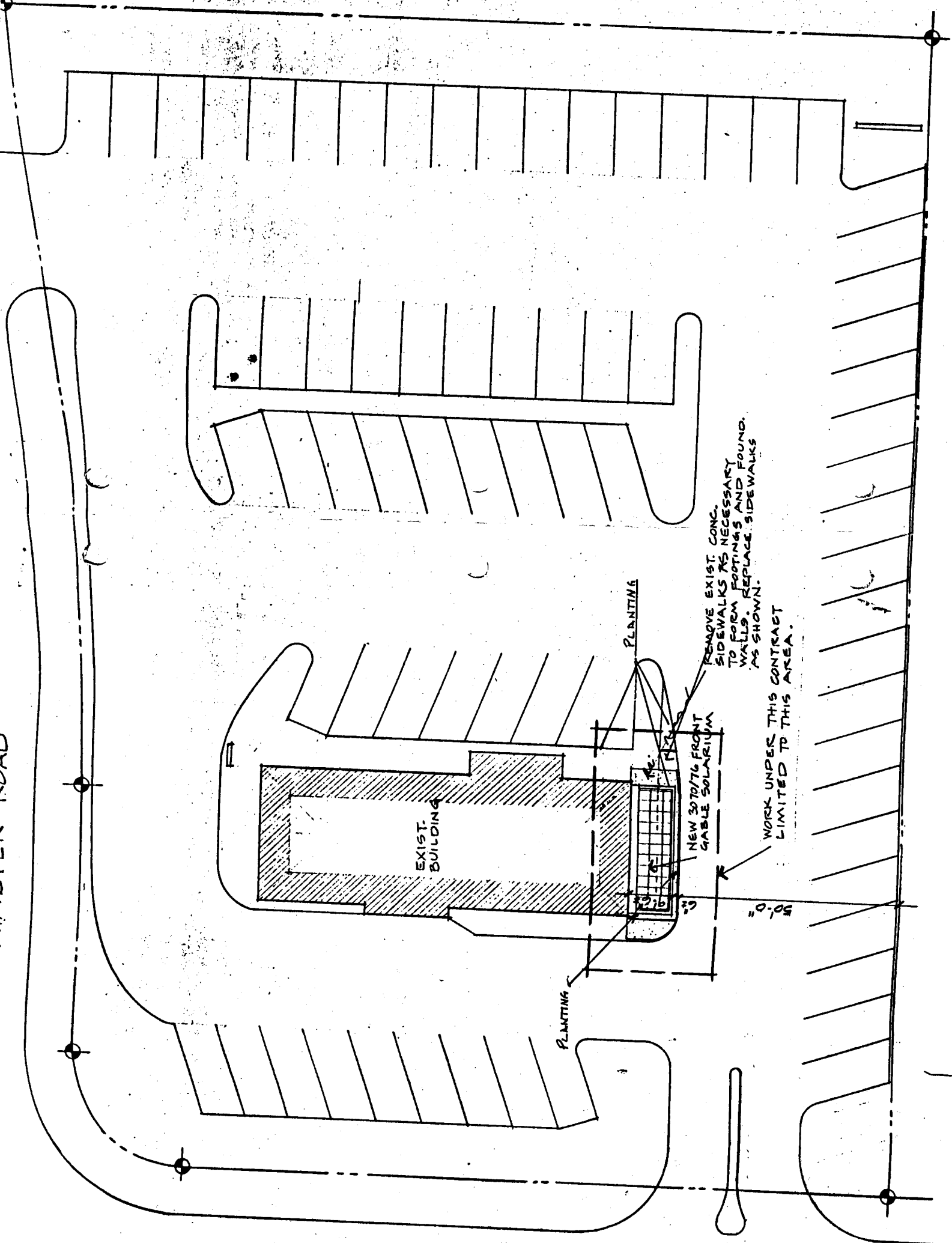
TO WHOM IT MAY CONCERN:

This letter hereby authorizes Greg Martin to sign the zoning clearance agreement on the behalf of Lobar, Inc. and Restaurants West, Inc., for the remodel of the Wendy's Restaurant at Mesa Mall.

LOBAR, INC.


By: Lloyd P. Jenkins, President

SINIMETER ROAD



APPROV

THIS APPROVAL COVERS CONSTRU
ONLY. ITEMS SHOWN IN PUBLIC R.
CITY ENGINEER

MAKE NO UNAUTHORIZED CHANGES.
KEEP THESE PLANS ON THE JOB -
CALL FOR INSPECTIONS