

DATE SUBMITTED: 12/26/86

PERMIT # 26871

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 750 1/2 Horizon Dr.

SQ. FT. OF BLDG: 2,837

SUBDIVISION: _____

SQ. FT. OF LOT: 50,000 SF

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: _____

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

2701 364 000 26

NONE

PROPERTY OWNER: Buree Currier

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: _____

PHONE: _____

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

DESCRIPTION OF WORK AND INTENDED USE:

Restaurant Wendy's

FOR OFFICE USE ONLY

ZONE: H.O.

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: see file

TRAFFIC ZONE: 15

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: per Conditional

See File # 86-4
i B.O.A. (# 25-86)

Use file # 25-86

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS 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.)

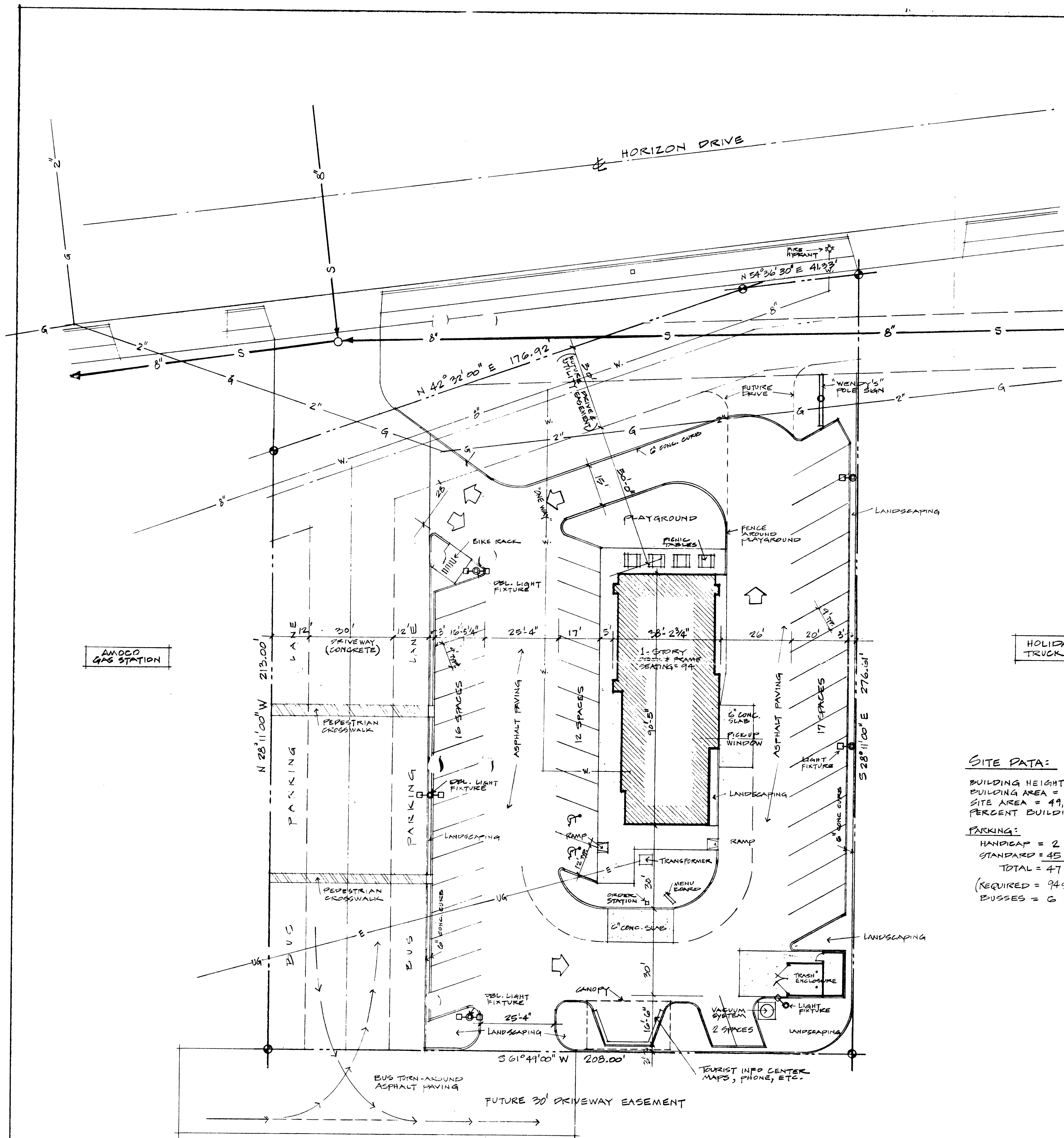
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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 RESUL IN LEGAL ACTION.

DATE APPROVED: 12-26-86

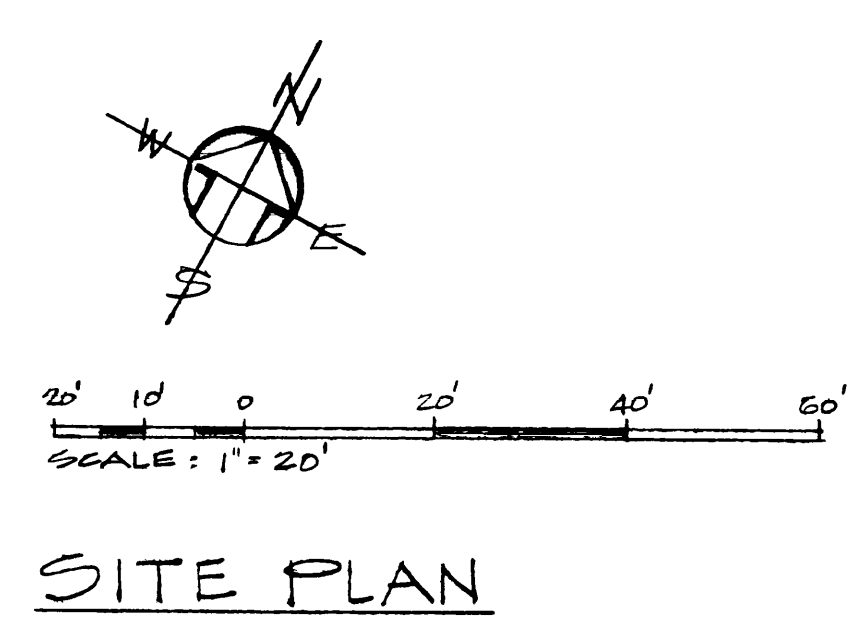
APPROVED BY: Michael E. [Signature]

[Signature]
SIGNATURE

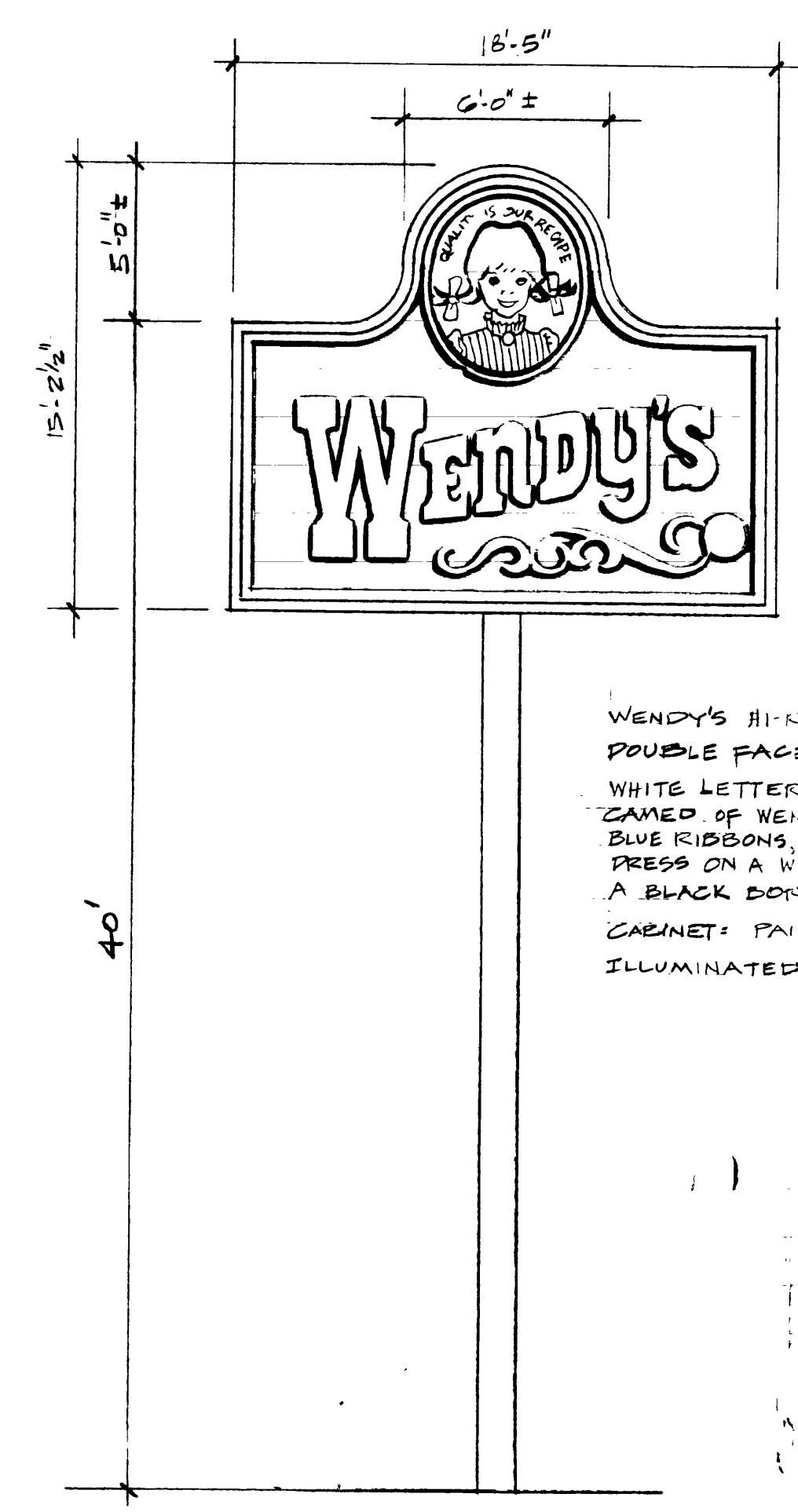


SITE DATA:
 BUILDING HEIGHT = 16' MAX.
 BUILDING AREA = 25,016 S.F. ±
 SITE AREA = 41,615 S.F. ±
 PERCENT BUILDING COVERAGE = 61%

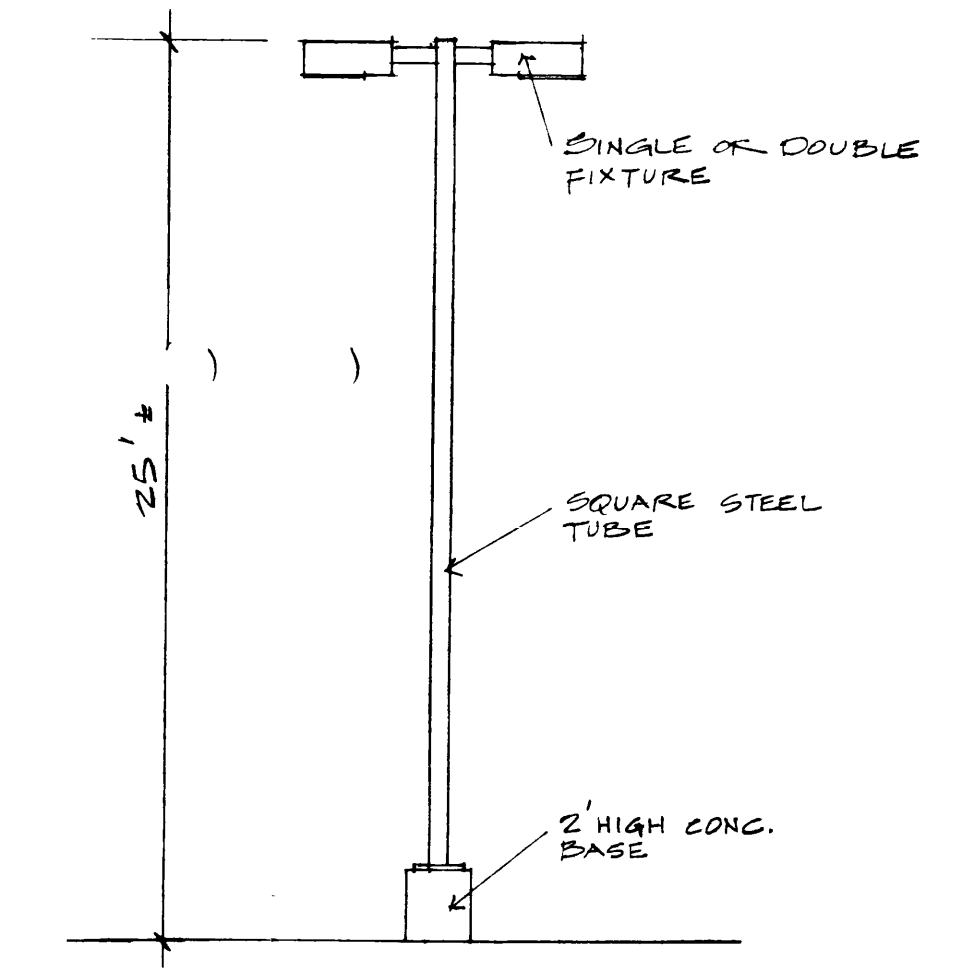
PARKING:
 HANDICAP = 2
 STANDARD = 45
 TOTAL = 47 SPACES
 (REQUIRED = 94 SEATS + 3 = 97)
 BUSES = 6



SITE PLAN



WENDY'S 8 1/2-WIDE SIGN WITH 220P DOUBLE FACED, TRANSLUCENT VINYL WHITE LETTERS ON A RED BACKGROUND. CAPE OF WENDY HAS RED HAIR WITH BLUE RIBBONS, A BLUE AND WHITE STRIPED DRESS ON A WHITE BACKGROUND WITH A BLACK BOWSER. CABINET: PAINTED RED STEEL FRAME. ILLUMINATED WITH HID LAMPS.



LIGHT POLE/FIXTURE DETAIL

JOHN M. EATWELL
 ARCHITECT
 2345 SO. FEDERAL - DENVER

WENDY'S RESTAURANT
 HORIZON DRIVE
 GRAND JUNCTION - MESA COUNTY, COLORADO

DATE:
 JUNE 26, 1966

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