

DATE SUBMITTED 9/30/93

BUILDING PERMIT NO. 46418

FEE \$ Pd w/previous clearance

PLANNING CLEARANCE

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

Grand Junction Department of Community Development

BLDG ADDRESS 575 24 1/2 Road

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6,161

SUBDIVISION Mesa Mall Minor sub

SQ. FT. OF EXISTING BLDG(S) 95,383

FILING _____ BLK _____ LOT 2

NO. OF FAMILY UNITS NA

TAX SCHEDULE NO. 2945-092-10-017

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None

LESSSEE OWNER General Mills Restaurants

USE OF EXISTING BLDGS NA

ADDRESS PO Box 593330 Orlando FL

DESCRIPTION OF WORK AND INTENDED USE: Construct Restaurant

TELEPHONE (407) 851-0370

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

ZONE H0

DESIGNATED FLOODPLAIN: YES NO _____

SETBACKS: Front ~~65'~~ from property line or 65' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 15' from property line

CENSUS TRACT 9 TRAFFIC ZONE 9

Rear 15' from property line

Parking Req'mt Per site Plan

Maximum Height 65'

File Number 75-92

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd Per site Plan

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 Kristen L. Welch Applicant Signature Don Bowen

ite Approved 9/30/93 Date 9/30/93

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

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