

DATE SUBMITTED: 9/13/93

PERMIT NO. 46418 ✓

FEE \$ 10.00 (pd. via)

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 575 24 1/2 ROAD

SQ. FT. OF BLDG: 6161

SUBDIVISION MESA MALL MINOR SUB
REC. NO. 1609574 DRW # 256

SQ. FT. OF LOT: 95,383

FILING # _____ BLK # _____ LOT # 2

NO. OF FAMILY UNITS: NONE

TAX SCHEDULE # 2945-092-10-017

NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: NONE

OWNER GENERAL MILLS RESTAURANTS

USE OF EXISTING BUILDINGS:
N.A.

ADDRESS P.O. Box 593330 ORLANDO FLA

TELEPHONE (407) 851-0370
32859-3330

DESCRIPTION OF WORK AND INTENDED USE:
BUILD RESTAURANT

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE H.C.

FLOODPLAIN: YES X NO _____

SETBACKS: FRONT 65' &

GEOLOGIC HAZARD: YES _____ NO X

SIDE 15' REAR 15'

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT 65'

PARKING REQ'MT Per Site Plan

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS: FOUNDATION ONLY

Per site plan See File # 75-92 No full permit until Impr Agr/Guarantee in place

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).

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.

Kristen J. [Signature]
Department Approval

Wlon Bower
Applicant Signature

9/13/93
Date Approved

9-13-93
Date

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