

DATE SUBMITTED 8-19-93

BUILDING PERMIT NO. 46802

FEE \$ 20.00

PLANNING CLEARANCE

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

Grand Junction Department of Community Development

BLDG ADDRESS 2430 Hwy 6150 SQ. FT. OF PROPOSED BLDG(S) 3490 SF

SUBDIVISION Mesa Mall Sub SQ. FT. OF EXISTING BLDG(S) N/A

FILING _____ BLK 2 LOT _____ NO. OF FAMILY UNITS N/A

TAX SCHEDULE NO. 2945-092-10-00 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION N/A

OWNER WestWin Investments USE OF EXISTING BLDGS Wenoy's Rest.

ADDRESS P.O. Box 1726 DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE 303/241-3214

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

ZONE HO DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO

Side _____ from property line CENSUS TRACT 9 TRAFFIC ZONE 9

Rear _____ from property line Parking Req'mt _____

Maximum Height _____ File Number _____

Maximum coverage of lot by structures _____ Special Conditions: See attached letter from Larry Timm, Director of Community Development

Landscaping/Screening Req'd _____ Must be placed in former bldg. foot print

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 Marcia Pety Applicant Signature Francis Court Inc

Date Approved 8-20-93 Date Aug 18-93

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

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

C.O. Issued 4-12-94



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

August 2, 1993

Mr. Ron Choate
Francis Constructors
P.O. Box 1767
Grand Junction, Colorado 81502

Subject: Reconstruction of Wendy's at the Mesa Mall

Dear Mr. Choate:

This is to confirm that a planning clearance will be issued by this department for the reconstruction of the Wendy's restaurant, recently destroyed by fire, located at the Mesa Mall provided all exterior improvements which were in place prior to the fire and in conformance to the prior-approved site plan and conditional use permit remain. This planning clearance can be obtained at the Department of Community Development prior to the submittal of building plans to the County building department. A sewer clearance will also be needed, and this can be obtained from the City Utility Clerk when you are here to get the planning clearance.

Best wishes for a successful project.

Sincerely,

Larry Timm
Director of Community Development