

FILE # SPR-95-119

FEE \$ PAID W/SPR

BLDG PERMIT NO. 53215

PLANNING CLEARANCE

Drainage Fee: \$2025.60

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

4 - \$6188.76

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 711 Horizon Drive TAX SCHEDULE NO. 2701-363-00-092

SUBDIVISION Applebee's SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4999

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2486

(1) OWNER RCI West NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION 400 Interstate N. Parkway

(1) ADDRESS Suite 970 Atlanta, GA 30339

(1) TELEPHONE (404) 951-0586 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT Galloway, Romero & Assoc USE OF ALL EXISTING BLDGS Gas Station 14202 E. Evans Ave.

(2) ADDRESS Aurora, CO 80014

(2) TELEPHONE (303) 745-7448 DESCRIPTION OF WORK & INTENDED USE: Restaurant 13 hr. @ 194 seating

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H0 Landscaping / Screening Required: YES X NO

SETBACKS: Front 5 ft from Property Line (PL) or Parking Req'mt As per approved plans 5 ft from center of ROW, whichever is greater

Side 15 ft from PL Rear 15 ft from PL Special Conditions: Clearance for Applebee's only - RP& Drainage fee for Applebee's only

Maximum Height 65 ft CENSUS TRACT 10 TRAFFIC ZONE 16

Maximum coverage of lot by structures 35%

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 6-20-95

Department Approval [Signature] Date 8-23-95

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8557

Utility Accounting Jackie S. Berry Date 8/23/95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)