

Planning \$ Pd.	Drainage \$ 2789.22
TCP \$ 7,629.79	School Impact \$ -

BLDG PERMIT NO. 70458
FILE # SPR-1999-123

PLANNING CLEARANCE

(Site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

UP

THIS SECTION TO BE COMPLETED BY APPLICANT

Outback Restaurant
 BUILDING ADDRESS 2428 Hwy 6 E 50
 SUBDIVISION Mesa Mall
 FILING Lease Parcel BLK 6 LOT 2

TAX SCHEDULE NO. 2945-~~078~~-10-024 *-092-10013*

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6163
 SQ. FT. OF EXISTING BLDG(S) ∅

OWNER The Macerich Company
 ADDRESS "Outback Steakhouses" 901 Wilshire Blvd., Suite 700
Santa Monica, CA 90407-2172
 TELEPHONE (310) 394-6911

NO. OF DWELLING UNITS: BEFORE ∅ AFTER ∅
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE ∅ AFTER 1
 CONSTRUCTION

APPLICANT Tom Flanagan
Flanagan & Associates Inc.
 ADDRESS 400 S. McClain Blvd., Suite 108
Louisville, CO 80027
 TELEPHONE (303) 661-0280

USE OF ALL EXISTING BLDGS n/a
 DESCRIPTION OF WORK & INTENDED USE: Restaurant

✓ 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 H.O.

LANDSCAPING/SCREENING REQUIRED: YES NO

SETBACKS: FRONT: 65' from Property Line (PL) or 65' from center of ROW, whichever is greater
 SIDE: 15' from PL REAR: 15' from PL

PARKING REQUIREMENT: 110 provide (73 req.)

SPECIAL CONDITIONS: Flood plain

MAXIMUM HEIGHT 65'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 35%

CENSUS TRACT 9 TRAFFIC ZONE 9 ANNEX

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 Grand Junction 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 Tom Flanagan

Date 4/29/99

Department Approval Luis V. Boman

Date 6-16-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12340</u>
Utility Accounting <u>Debi Overholt</u>			Date <u>6-16-99</u>

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Green: City Engineering)