

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

*AV*

BLDG PERMIT NO. <u>81723</u>
FILE # <u>CUP-2001-139</u>

## PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2516 Broadway

SUBDIVISION Redlands Marketplace

FILING 2 BLK \_\_\_\_\_ LOT 4

OWNER Wendy's of Colorado Springs

ADDRESS 1515 N. Academy Blvd.

TELEPHONE 719-573-8557

APPLICANT Regency Realty

ADDRESS 1873 S. Bellaire St. Ste 600

TELEPHONE 303-300-5300

TAX SCHEDULE NO. 2945-153-05-004

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3050

SQ. FT OF EXISTING BLDG(S) N/A

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
CONSTRUCTION

USE OF ALL EXISTING BLDGS N/A

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_  
3050 SF Resturant

✓ 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 C-1

SETBACKS: FRONT: 15 from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

SIDE: 0 from PL REAR: 10 from PL

MAXIMUM HEIGHT 40

MAXIMUM COVERAGE OF LOT BY STRUCTURES OK

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_

PARKING REQUIREMENT: YES

SPECIAL CONDITIONS: PETZ CUP-2001-139  
AND PLANS APPROVED 9-26-01

CENSUS TRACT 1401 TRAFFIC ZONE 92 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 [Signature]*

Department Approval *Bill [Signature]*

Date 11-27-2001

Date 10-18-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14390</u>
Utility Accounting	<u><i>P. Bensley</i></u>		Date <u>11/27/01</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)      (Goldenrod: Utility Accounting)