

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>17,245.95</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>CUP-2003-125</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 2412 Hwy. 6+50  
 SUBDIVISION MEJA MALL MINOR SUBD.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2  
 OWNER SDG MACERICH COMPANY  
 ADDRESS 7260 170TH AVE. NE  
 CITY/STATE/ZIP REDMOND WA 98052

TAX SCHEDULE NO. 2945-092-10-025  
 SQ. FT. OF EXISTING BLDG(S) 10,890  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,646  
 MULTI-FAMILY: N/A  
 NO. OF DWELLING UNITS: BEFORE N/A AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT GLAZED INVESTMENTS LLC  
 ADDRESS 9040 TERRA VERDE TRAIL  
 CITY/STATE/ZIP EDEN PRAIRIE MN 55347  
 TELEPHONE (952) 942-0846

USE OF ALL EXISTING BLDG(S) RESTAURANTS/FOOD SERVICE  
 DESCRIPTION OF WORK & INTENDED USE: LAST REMAINING PAD SITE ON LOT 2 FOR USE AS A KEESPY KREME BAKERY.

*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 <u>C-1</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>27 REQ. - 125 SHOWN</u> SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS.</u>
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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 [Signature] Date 12-4-03  
 Department Approval [Signature] Date 11-18-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>10796</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/4/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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