

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>8,687.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>88431</u>
FILE # <u>SPR-2002-244</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 2530 RIMROCK AVE.

SUBDIVISION RIMROCK MARKETPLACE

FILING 2 BLK 3 LOT 1

OWNER RED ROBIN GOURMET BURGERS
5575 DTC PARKWAY, SUITE 110
 ADDRESS GREENWOOD VILLAGE, CO 80111

TELEPHONE 303-846-6137

APPLICANT LANDESIEN

ADDRESS 244 N 7TH ST, GJ, CO 81501

TELEPHONE 970-245-4099

TAX SCHEDULE NO. 2945-152-37-003 (Parent)

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6352

SQ. FT. OF EXISTING BLDG(S) NA

NO. OF DWELLING UNITS: BEFORE NA AFTER

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

CONSTRUCTION

USE OF ALL EXISTING BLDGS NA

DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT A 237 SEAT RED ROBIN 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 C-2

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 NA

LANDSCAPING/SCREENING REQUIRED: YES X NO

PARKING REQUIREMENT: Per approved plans

SPECIAL CONDITIONS: SPR-2002-244

CENSUS TRACT NA TRAFFIC ZONE NA ANNEX NA

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 Kevin Knuth Date 11/15/02

Department Approval Pat Cecil Date 3/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15753</u>
Utility Accounting <u>Dotie Kanover</u>			Date <u>3-3-03</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)