

Planning \$ <u>0</u>	Drain <u>0</u> \$
TCP \$ <u>16,897.00</u>	School Impact \$ <u>0</u>

LDG PERMIT NO.
FILE # <u>CUP-2004-080</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 522 BOGART LAVE
 SUBDIVISION: BLULOCK MARKETPLACE 2 SUB.
 FILING 2 BLK 4 LOT 1

TAX SCHEDULE NO. 2945-103-37-007
 SQ. FT. OF EXISTING BLDG(S) 4552 sq ft
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER THE GRAND JUNCTION DEVELOPMENT, LLC.
 ADDRESS 2127 INNERBELT BUSINESS CENTER
 CITY/STATE/ZIP 314-429-0900 AA # 200

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

APPLICANT CHICK-FIL-A

USE OF ALL EXISTING BLDG(S) N/A

ADDRESS 5200 BUFFINGTON RD, ATLANTA, GEORGIA
 CITY/STATE/ZIP ATLANTA, GEORGIA 30349
 TELEPHONE 404-684-8550

DESCRIPTION OF WORK & INTENDED USE:
CONSTRUCT A 4552 sq ft RESTAURANT
WITH DRIVE-THRU.

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-2</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 <input type="checkbox"/> PARKING REQUIREMENT: <u>Per Plan</u> SPECIAL CONDITIONS: <u>Compliance with approved CUP & elevations for bldg approved as part of the application.</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 Ray Reynolds Date 2-24-03
 Department Approval [Signature] Date 8/16/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17562</u>
Utility Accounting <u>Overholt</u>			Date <u>8/05/04</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)