

DATE SUBMITTED: 6-17-92

PERMIT NO. 42071 ✓

FEE \$ No Fee
PAID C.U. Permit

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 736-Horizon Dr SQ. FT. OF BLDG: 2529
 SUBDIVISION _____ SQ. FT. OF LOT: 70,000
 FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: N/A
 TAX SCHEDULE # 2701-364-00-030 NO. OF BUILDINGS ON PARCEL BEFORE THIS
 PLANNED CONSTRUCTION: 1
 OWNER Horizon Dr. Enterprises Inc USE OF EXISTING BUILDINGS: VACANT
 ADDRESS 715-Horizon Dr Suite 380
 TELEPHONE: (303) 245-0898 DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCTION TACO BELL

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

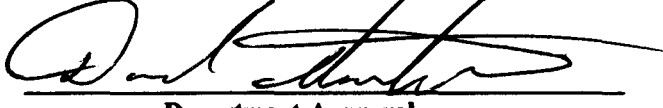
FOR OFFICE USE ONLY

ZONE H.O. FLOODPLAIN: YES _____ NO _____
 SETBACKS: FRONT 65' - from Centerline GEOLOGIC HAZARD: YES _____ NO _____
 SIDE 15' REAR 15' CENSUS TRACT: 10 TRAFFIC ZONE: 21
 MAXIMUM HEIGHT 65' PARKING REQ'MT As per Approved plan #5-92
 LANDSCAPING/SCREENING REQUIRED: SPECIAL CONDITIONS:
As per Approved plan Prior to issuance of C.O. - A signed copy of
see # 5-92 the state ROW lease or A minor change Approval
is req'd. All conditions of C.U. Permit Approval Apply.

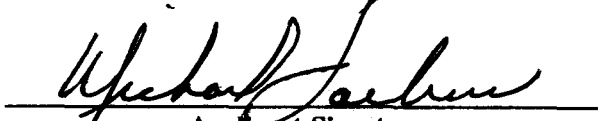
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.



Department Approval



Applicant Signature

6-17-92

Date Approved

6/17/92

Date

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