

DATE SUBMITTED 9-16-93

BUILDING PERMIT NO. 46299 ✓

FEE \$ PAID AT
SITE PLAN REVIEW

PLANNING CLEARANCE

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

BLDG ADDRESS 740 Horizon Drive SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~3200 #

SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____ NO. OF FAMILY UNITS NA

TAX SCHEDULE NO. 2701-364-00-030 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

OWNER (John Mass) / Leased by City of Grand Junction USE OF EXISTING BLDGS Taco Bell Restaurant

ADDRESS 250 N. 5th ST TELEPHONE 244-1539 (Mark Ralph) DESCRIPTION OF WORK AND INTENDED USE: Construct New Building - VCB

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE H.O. DESIGNATED FLOODPLAIN: YES _____ NO X

SETBACKS: Front 15' from property line or 65' from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO X

Side 15 from property line CENSUS TRACT 10 TRAFFIC ZONE 21

Rear 15 from property line Parking Req't SEE PLAN

Maximum Height 65 File Number # 8-93

Maximum coverage of lot by structures _____ Special Conditions: See File

Landscaping/Screening Req'd See File

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). 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval _____ Applicant Signature _____

Date Approved 9-16-93 Date 9/16/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)