

DATE SUBMITTED 4-13-94

BUILDING PERMIT NO. 48276

FEE \$ N/C

### PLANNING CLEARANCE

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

*Taco Bell*

BLDG ADDRESS 736 HORIZON DRIVE

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SUBDIVISION \_\_\_\_\_

PARCEL # 2701-364-00-030

SQ. FT. OF EXISTING BLDG(S) 2544

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF FAMILY UNITS N/A

TAX SCHEDULE NO. 2701-304-00-030

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION N/A

OWNER JOHN MOSS

USE OF EXISTING BLDGS RESTAURANT

ADDRESS 715 HORIZON DRIVE

DESCRIPTION OF WORK AND INTENDED USE:  
FLOOR DRAIN, DRAIN WATER

TELEPHONE 245-0898

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

ZONE NO

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from property line or 65 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 15' from property line

CENSUS TRACT 10 TRAFFIC ZONE 15

Rear 15' from property line

Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_

File Number \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: \_\_\_\_\_

Landscaping/Screening Req'd \_\_\_\_\_

*INT. REPAIR  
REMODEL  
ONLY*

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 Connie Edwards

Applicant Signature William D. Furdy

Date Approved 4-13-94

Date 4-13-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-21) Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)