

DATE SUBMITTED 4-13-94

BUILDING PERMIT NO. 42277

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 850 NORTH AVE.

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

SUBDIVISION ROSE PARK

SQ. FT. OF EXISTING BLDG(S) 2583

FILING BLK 4 LOT 14415

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 WESS/WESS INC.

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 C-1

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 55' from property line or 55' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 0' from property line

CENSUS TRACT 5 TRAFFIC ZONE 33

Rear 0' from property line

Parking Req'mt _____

Maximum Height _____

File Number _____

Maximum coverage of lot by structures _____

Special Conditions: _____

Landscaping/Screening Req'd _____

INTERIOR REMODEL

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 *Annie Edwards*

Applicant Signature *William D. Fusby*

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)