

FEE \$ PAID w/ CUP
TCP \$ 8285.18
DRAINAGE FEE \$ NONE

BLDG PERMIT NO. 55743
FILE # CUP-96-23

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

*CUP*

\* THIS SECTION TO BE COMPLETED BY APPLICANT \*

BLDG ADDRESS 3231 I-70 Business Loop TAX SCHEDULE NO. 2943-112-00-222

SUBDIVISION Peach Tree Shopping SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2257 sq. ft.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER Hasco Inc. NO. OF DWELLING UNITS  
BEFORE: -0- AFTER: 1 CONSTRUCTION

(1) ADDRESS 3032 I-70 Business Loop

(1) TELEPHONE (970) 434-2000 NO. OF BLDGS ON PARCEL  
BEFORE: -0- AFTER: 1 CONSTRUCTION

(2) APPLICANT Moss Inc. (Taco Bell) USE OF ALL EXISTING BLDGS N/A

(2) ADDRESS 715 Horizon Dr. #380 DESCRIPTION OF WORK & INTENDED USE:  
Grand Junction, CO. 81506

(2) TELEPHONE (970) 245-0898 Taco Bell Restaurant

✓ *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 H0 Landscaping / Screening Required: YES  NO

SETBACKS: Front - from Property Line (PL) Parking Req'mt 32 spaces  
or 65ft. from center of ROW, whichever is greater

Side 15 ft. from PL Rear 15 ft. from PL Special Conditions: NONE

Maximum Height 65 ft  
Maximum coverage of lot by structures 35% CENS.T. 17 T.ZONE 48 ANNEX # \_\_\_\_\_

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 G.J. 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 *Michael Jacobs* Date 1/30/96

Department Approval *[Signature]* Date 4-15-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. on Clifton Sur

Utility Accounting *Miller Fowler* Date 4-15-96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)