

DATE SUBMITTED: 2/18/86

PERMIT # 24894

FEE \$5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2555 NORTH AVE

SQ. FT. OF BLDG: —

SUBDIVISION: TELLER ARMS

SQ. FT. OF LOT: —

FILING # — BLK # 6 LOT # 15

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2945-131-01-015

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
Two

PROPERTY OWNER: MCDONALD'S CORP.

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 5700 SOUTH QUEBEC

COMMERCIAL

PHONE: 779-0444

DESCRIPTION OF WORK AND INTENDED USE:

CHANGE ROOF LINE

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES — NO X

SETBACKS: F — S — R —

GEOLOGIC HAZARD: YES — NO X

MAXIMUM HEIGHT: —

CENSUS TRACT #: 7

PARKING SPACES REQ'D: no change

TRAFFIC ZONE: 39

LANDSCAPING/SCREENING: blg - just

SPECIAL CONDITIONS: —

roof change

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 2/18/86

APPROVED BY: Linda Witzel

[Signature]
SIGNATURE