

Planning \$	<u>Pd</u>
TCP \$	<u>N/A</u>
Drainage \$	<u>N/A</u>
SIF\$	<u>N/A</u>

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE # <u>future CUP -</u>

*to be submitted by 8/1/04*

7007-4356-

Building Address 1212 North Ave.  
Parcel No. 2945-123-00-089  
Subdivision N/A  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only: \_\_\_\_\_  
No. of Existing Units N/A No. Proposed N/A  
Sq. Ft. of Existing 4047 # Sq. Ft. Proposed 0

Sq. Ft. of Lot / Parcel .893 Ac  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) Same - no change

**OWNER INFORMATION:**

Name McDonald's Corp  
Address Box 2738 81502  
City / State / Zip 303-779-0444

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sonny James For Corp  
Address 5251 DTC Pkwy #300  
City / State / Zip Greenwood Village, CO 80111  
Telephone 303-898-4887

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
\*Proposed Use: interior remodel only - no site change - includes any wall faces finishes where req'd  
Estimated Remodeling Cost \$ 100,000  
Current Fair Market Value of Structure \$ 304,070.00

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>during</u> NO
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>99 seats = 33 spaces</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>expanding drive thru lanes requires a new approved CUP.</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

*to be submitted by 8/1/04*

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature Sonny James Date 6/24/04  
Department Approval Ronnie Edwards APA Date 7/8/04 256-4038

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> W/O No. <u>interior Remodel</u>
Utility Accounting <u>af</u> Date <u>7/8/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)