

Planning \$	<u>Pd</u>
TCP \$	<u>—</u>
Drainage \$	<u>—</u>
SIF\$	<u>—</u>

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

BLDG PERMIT NO.
FILE # <u>CUP-2004 200</u>

Building Address 1212 North Avenue
Parcel No. 2945-123-00-089
Subdivision N/A
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) NO change

OWNER INFORMATION:

Name McDonald's Corporation
Address 5251 DTC Parkway-Suite 300
City / State / Zip Greenwood Village, Co 80111

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Drive Thru Remodel/Expansion

APPLICANT INFORMATION:

Name Jana Berow
Development Const. Services, Inc.
Address 2350 G Road, Suite 240
City / State / Zip Grand Junction, Co 81505
Telephone (970) 242-3674

*** FOR CHANGE OF USE:**

*Existing Use: Drive thru restaurant
*Proposed Use: Same - expand drive thru & landscape areas

Estimated Remodeling Cost \$ 65,000

Current Fair Market Value of Structure \$ —

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 C-1 Maximum coverage of lot by structures no change
SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES NO _____
Side _____ from PL Rear _____ from PL Parking Requirement _____
Maximum Height of Structure(s) _____ Special Conditions: per plans
Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

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 Jana Berow Date 5/27/05
Department Approval Ronnie Edwards APA Date 6-1-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>6/2/05</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)