

Planning \$	100 100
TCP \$	0
Drainage \$	0
SIF \$	0

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

BLDG PERMIT NO.	
FILE #	CA.P.-2006-199

Building Address 2401 HIGHWAY 6 #100
Parcel No. 2945-103-00-154
Subdivision _____
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) _____

OWNER INFORMATION:

Name CHIPOTLE MEXICAN GRILL
Address 1543 WACEE ST #200
City / State / Zip COLORADO, DENVER 80002

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Interior Finish

APPLICANT INFORMATION:

Name ADRIANA MATHONEL
Address 14344 Y ST #101
City / State / Zip OMAHA, NE 68137
Telephone 402-895-0878

*** FOR CHANGE OF USE:**

*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 300,000
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 <u>C-2</u>	Maximum coverage of lot by structures <u>NA</u>
SETBACKS: Front <u>NA / Interior Finish</u> from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>Per Plan</u>
Maximum Height of Structure(s) <u>NA</u>	Special Conditions: _____
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 Adriana Mathonel Date 10/4/06
Department Approval Pat Baird Date 11/14/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL W/D 19659</u>
Utility Accounting <u>W. D. C. B. Holt</u>	Date <u>2/27/07</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)