

TGP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ 5.00
Bldg Permit # /
File # /

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 4350 1212 North Ave

Parcel No. 2945-123-00-089

Subdivision McDonald's

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 Doug King

Address 1212 North Ave

City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

Remodel-~~Interior~~ Change of Use (*Specify uses below)

Addition Change of Business

Other: Remodel front service counter

*FOR CHANGE OF USE: Same Square Feet.

APPLICANT INFORMATION:

Name John Kroon

Address 700 Gop Circle Suite N

City / State / Zip Golden, CO 80401

Telephone 303-762-1925

*Existing Use: LIK

*Proposed Use: NO SWL Change

Estimated Remodeling Cost \$ 60,000

Current Fair Market Value of Structure \$ 512,820.00

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 PLANNING STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____ Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Special Conditions: <u>approved per plan</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 [Signature] Date 1/29/09

Planning Approval [Signature] Date 1-29-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/29/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CUP-2004-200

From: Scott Williams
To: Bob Lee; Bret Guillory; Cindy.Pillon@stantec.com; Darleen McKissen; ...
Date: 1/21/2009 1:11 PM
Subject: RE: McDonald's of North Avenue

1/21/09

Based on information submitted to this office, McDonald's of North Avenue (#7780), located at 1212 North Avenue, will have no pretreatment requirements for their planned interior remodel involving the addition of a new coffee bar (preparation and serving of specialty coffee beverages).

Should you have questions or comments, please contact Industrial Pretreatment at (970) 256-4180.