

Planning \$	5 ⁰⁰
TCP \$	N/A
Drainage \$	N/A
SIF\$	N/A

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

BLDG PERMIT NO.	
FILE #	TBD w/ MSR or CUP

Building Address 1212 NORTH AVE.
 Parcel No. 2945-123-00-089
 Subdivision Grandview Sub
 Filing — Block — Lot 1

Multifamily Only:
 No. of Existing Units N/A No. Proposed —
 Sq. Ft. of Existing same Sq. Ft. Proposed —
 Sq. Ft. of Lot / Parcel 39,321^{sq}
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) same

OWNER INFORMATION:

Name MCDONALD'S
 Address 1212 NORTH AVE
 City / State / Zip GRAND JCT, COLORADO

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: _____

APPLICANT INFORMATION:

Name THE DEER CREEK CORP
 Address 1500 W. HAMPDEN AVE
 City / State / Zip ENGLEWOOD, COLORADO, 80110
 Telephone 303 762-1925

* FOR CHANGE OF USE:
 Existing Use: Restaurant / drive thru
 *Proposed Use: same

Estimated Remodeling Cost \$ 628,000.00
 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	<u>—</u>
SETBACKS: Front	_____ from property line (PL)	Landscaping/Screening Required: YES	<u>TBD-NO</u>
Side	_____ from PL	Rear	_____ from PL
Parking Requirement	<u>No change</u>		
Maximum Height of Structure(s)	Special Conditions: <u>Exterior facade only</u>		
Voting District	Ingress / Egress Location Approval	<u>* interior remodel will be under separate permit</u>	
	<u>NO change</u>	(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 [Signature] Date 6-23-04
 Department Approval Ronnie Edwards Date 6-23-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Kate Elsbem</u>		Date <u>6/23/04</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)