

Planning \$	10 ⁻
TCP \$	—
Drainage \$	—
SIF\$	—

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

BLDG PERMIT NO.
FILE #

7007-4356

Building Address 1212 North Ave
 Parcel No. 2945-123-00-089
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 4047^{sq} Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel .893 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) NO change

OWNER INFORMATION:

Name McDonalds Corp
 Address 5251 DTC PKway Ste 300
 City / State / Zip Greenwood Village, CO 80111

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Carrie Post - DeerCreek Corp
 Address _____
 City / State / Zip _____
 Telephone 303-961-7287

*** FOR CHANGE OF USE:**

*Existing Use: McDonald's
 *Proposed Use: same add DVD machine on bldg
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ 350,470

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 _____
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO
 Side _____ from PL Rear _____ from PL Parking Requirement no change
 Maximum Height of Structure(s) _____ 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 Jana B. Geron Date _____
 Department Approval Pammi Edwards AFA Date 8/8/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no any fees</u>
Utility Accounting	<u>CMC</u>	Date	<u>8/8/05</u>

