

2428 C

City  County

PLAN # 23529  
\$20.00

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:

BLDG ADDRESS: 2428 Hwy 50

SQ FT OF BLDG: 4040

SUBDIVISION: MESA MALL

SQ FT OF LOT: 43,560

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # PORTION OF

NUMBER OF FAMILY UNITS: N.A.

TAX SCHEDULE NUMBER: (2945 - 092 LOT 2 10-008)  
JOB # 1166-001 (WESTERN STATE)

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: McDONALD'S CORPORATION

N.A.

ADDRESS: 5700 S. QUEBEC #225

USE OF ALL EXISTING BUILDINGS:

PHONE: ENGLEWOOD CO. 80111

N.A.

DESCRIPTION OF WORK AND INTENDED USE: 303-779-0444

Traffic Zone 9

NEW FREESTANDING 39-89

McDONALD'S RESTAURANT

\*\*\*\*\*  
FOR OFFICE USE ONLY  
\*\*\*\*\*

ZONE: H0

FLOOD PLAIN: YES  NO

SETBACKS: F As per plan submitted

GEOLOGIC HAZARD: YES  NO

RIGHT OF WAY: As per plan submitted

CENSUS TRACT NUMBER: 9

MAXIMUM HEIGHT: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

PARKING SPACES REQUIRED: \_\_\_\_\_

T2 9

LANDSCAPING/SCREENING: \_\_\_\_\_

Separate sign permit required

Final Inspection & C.O. signoff on 10-7-85 M.S.

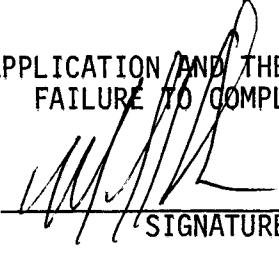
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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code).

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

  
SIGNATURE

DATE APPROVED: 6/27/85

APPROVED BY: Katay Partner (DW)

LETTER OF TRANSMITTAL



McDonald's Corporation  
 5700 South Quebec Street  
 Suite 225  
 Englewood, Colorado 80111  
 303/779-0444

DON WARNER  
559 WHITE AVE. #60  
GRAND JUNCTION, CO.  
81501

Date: A-9-85

Re: MESA MAIL

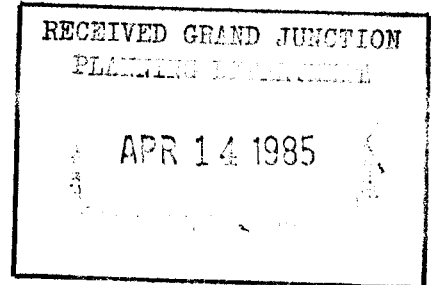
We are sending you  attached  under separate cover

- |                                                     |                                                                     |
|-----------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Title Report               | <input type="checkbox"/> Site Plan (Revised)                        |
| <input type="checkbox"/> Legal Descriptions         | <input type="checkbox"/> Building Plans (new remodel drive-thru)    |
| <input type="checkbox"/> (Executed/Final) Contracts | <input type="checkbox"/> Change Order No.                           |
| <input type="checkbox"/> Survey                     | <input type="checkbox"/> Construction Agreement                     |
| <input type="checkbox"/> Borings                    | <input type="checkbox"/> Building Contract (new remodel drive-thru) |
| <input type="checkbox"/> Copy of Letter             | <input type="checkbox"/> Purchase Order                             |
| <input type="checkbox"/>                            | <input type="checkbox"/> Permits                                    |

Copies	Date	Description
<u>1</u>		<u>LANDSCAPE PLAN</u>

These are transmitted as checked below:

- |                                                  |                                                  |
|--------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Please comment on title | <input type="checkbox"/> For bids due            |
| <input type="checkbox"/> Please initial          | <input checked="" type="checkbox"/> For your use |
| <input type="checkbox"/> Please open Escrow      | <input type="checkbox"/> As requested            |
| <input type="checkbox"/> For your information    | <input type="checkbox"/> For your records        |

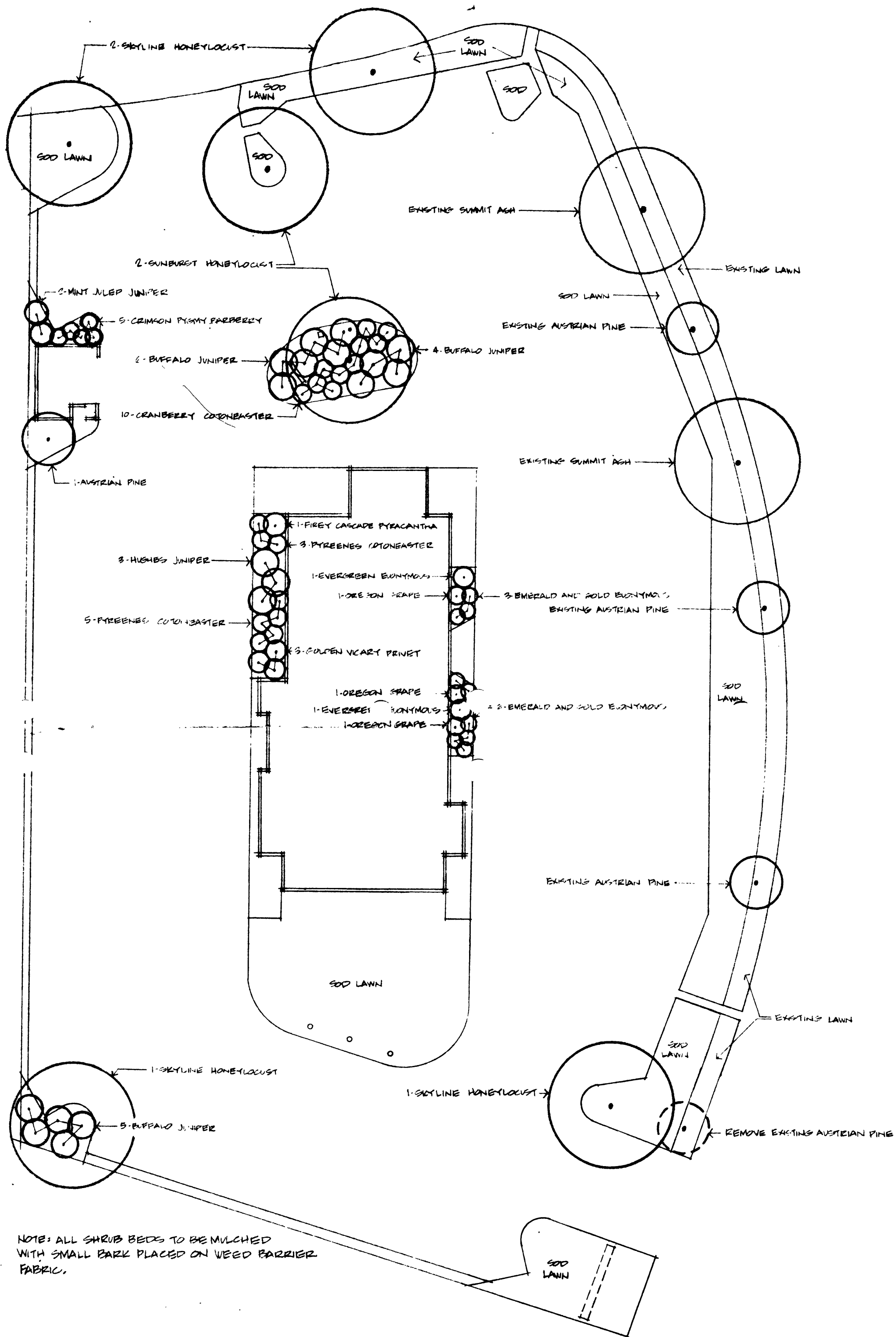


Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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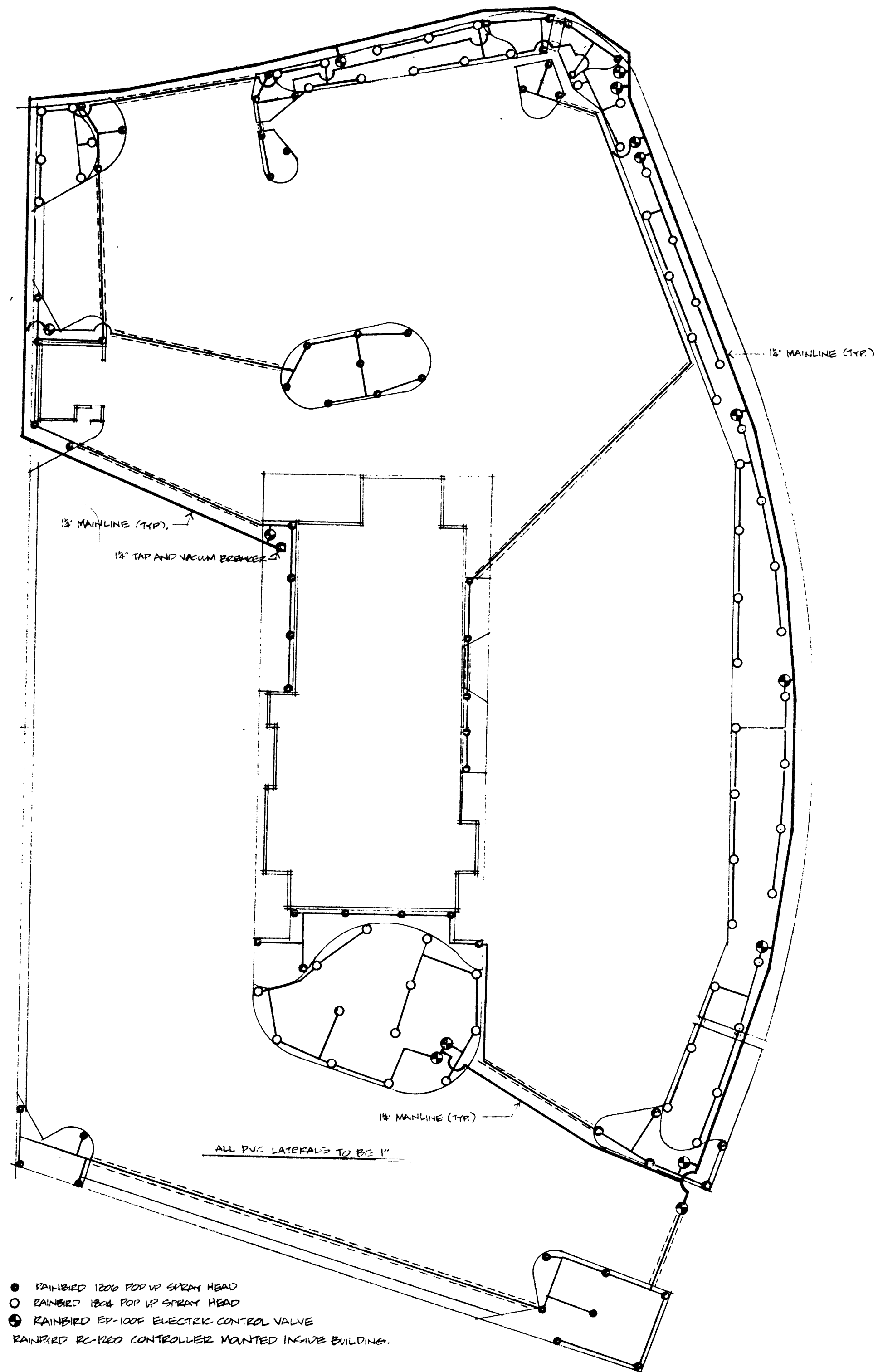
Unit File

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signed: Peggy B. Kussler



LANDSCAPING PLAN  
1"=20'-0"



SPRINKLER PLAN (PRELIMINARY)  
1"=20'-0"

MCDONALDS AT THE MESA MALL

*Handwritten signature*