

FEE \$ 5.00

BLDG PERMIT NO. 53084

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

3021-3263-01-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 7428 US HWY 6 & 50 TAX SCHEDULE NO. 2945-092-10-015
 SUBDIVISION MEBA MALL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1560
 FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 3507
 (1) OWNER KING ENTERPRISES/McDONALD NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 2721 N. 12TH ST.
 (1) TELEPHONE 245-6420 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION
 (2) APPLICANT WILCO ENTERPRISES USE OF ALL EXISTING BLDGS Restroom/STG.
 (2) ADDRESS PO Box 3741 DESCRIPTION OF WORK & INTENDED USE: Enclose
 (2) TELEPHONE 242-2203 PLAYLAND

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H0 Landscaping / Screening Required: YES Existing to Remain NO
 SETBACKS: Front 65' from Property Line (PL) or Parking Req't Existing
65' from center of ROW, whichever is greater-650
 Side 15 from PL Rear 15 from PL Special Conditions: No increase in grading -
no increase in footprint of play area.
 Maximum Height 65
 Maximum coverage of lot by structures 35% CENSUS TRACT 9 TRAFFIC ZONE 9

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 8/10/95

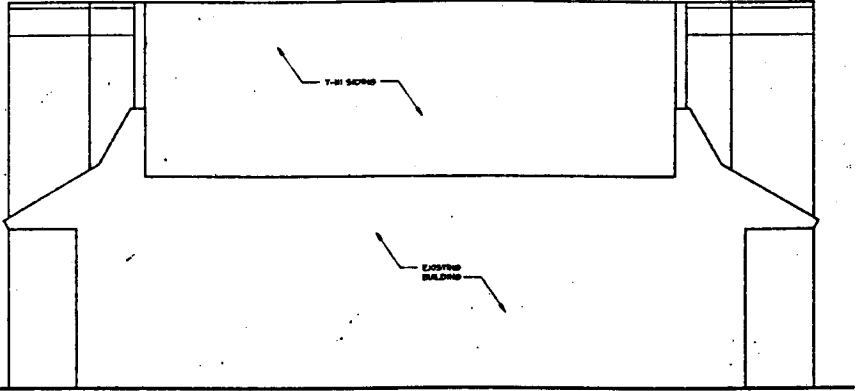
Department Approval [Signature] Date 8/10/95

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A

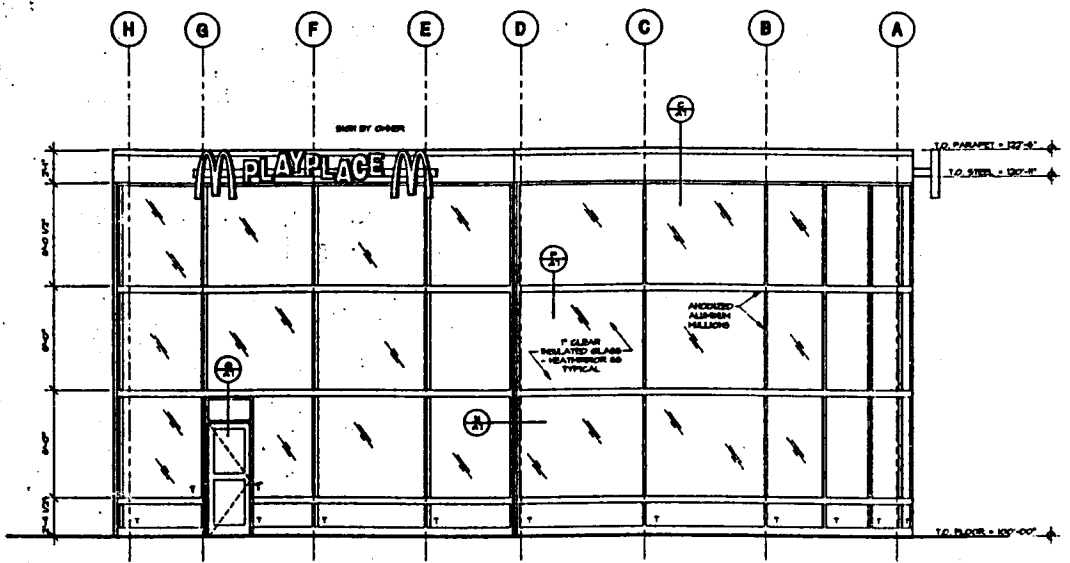
Utility Accounting Millie Fowler Date 8-10-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

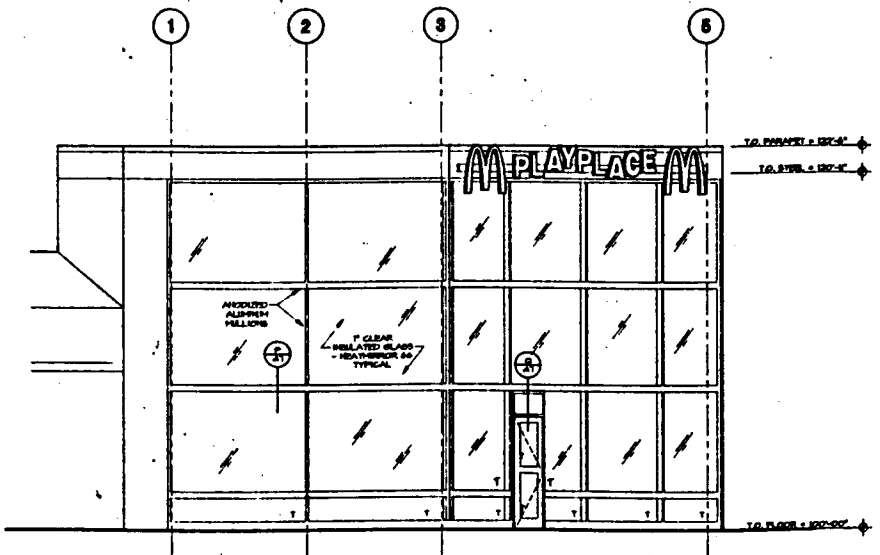
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



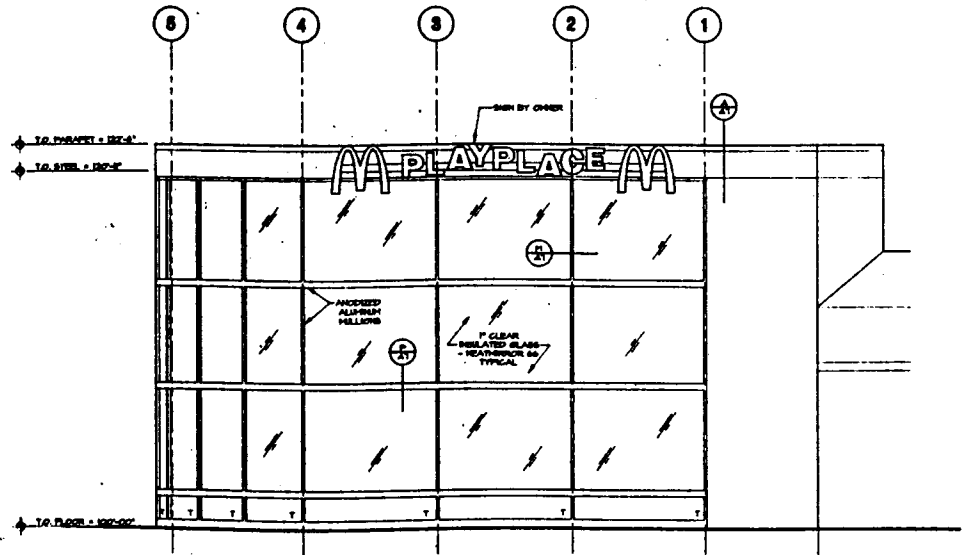
1 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 FRONT ELEVATION
SCALE: 1/4"=1'-0"



3 LEFT ELEVATION
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

REV	DATE	DESCRIPTION

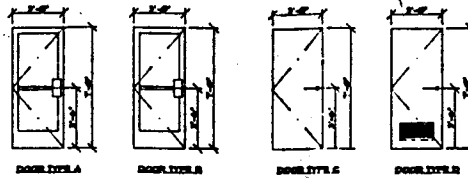
McDonald's
 MESA MALL, GRAND JUNCTION, COLORADO

DRAWN BY:	MDL
DESIGNED BY:	DPY
CHECKED BY:	DPY
DATE ISSUED:	7/22/94
DRAWING TITLE:	ELEVATIONS

SHEET NO.

A5

PROJECT NO. 9428



NOTE: BOTTOM RAIL OF DOORS SHALL MEET MEHR REQUIREMENTS ON ADA AND AHS

DOOR	TYPE	FRAME	GLASS	LATCHING	ACCESSORIES	REMARKS
1	DOOR TYPE A	ALUMINUM	GLASS	SLIDE	DOOR CLOSER	NOTE 1 AND 6
2	DOOR TYPE B	ALUMINUM	GLASS	SLIDE	DOOR CLOSER	NOTE 1, 2, 3 AND 6
3	DOOR TYPE C	ALUMINUM	GLASS	SLIDE	DOOR CLOSER	NOTE 1 AND 6
4	DOOR TYPE D	ALUMINUM	GLASS	SLIDE	DOOR CLOSER	NOTE 1 AND 6

- DOOR TYPE A TO HAVE PANEL HARDWARE, ALARM AND SIGN INDICATED. EMERGENCY EXIT ONLY. ALARM BELL SOUND FROM DOOR B OPENED.
- DOOR TYPE B TO HAVE HARDWARE, ALARM AND SIGN INDICATED. EMERGENCY EXIT ONLY. ALARM BELL SOUND FROM DOOR B OPENED.
- DOOR TYPE C TO HAVE HARDWARE, ALARM AND SIGN INDICATED. EMERGENCY EXIT ONLY. ALARM BELL SOUND FROM DOOR B OPENED.
- DOOR TYPE D TO HAVE HARDWARE, ALARM AND SIGN INDICATED. EMERGENCY EXIT ONLY. ALARM BELL SOUND FROM DOOR B OPENED.
- DOOR TYPE E TO HAVE HARDWARE, ALARM AND SIGN INDICATED. EMERGENCY EXIT ONLY. ALARM BELL SOUND FROM DOOR B OPENED.
- DOOR TYPE F TO HAVE HARDWARE, ALARM AND SIGN INDICATED. EMERGENCY EXIT ONLY. ALARM BELL SOUND FROM DOOR B OPENED.
- DOOR TYPE G TO HAVE HARDWARE, ALARM AND SIGN INDICATED. EMERGENCY EXIT ONLY. ALARM BELL SOUND FROM DOOR B OPENED.
- DOOR TYPE H TO HAVE HARDWARE, ALARM AND SIGN INDICATED. EMERGENCY EXIT ONLY. ALARM BELL SOUND FROM DOOR B OPENED.

NOTE: STORMSHIELD SYSTEM TO BE KAMBER T-4 IN SYSTEM OR APPROVED EQUAL. CONTRACTOR TO INSTALL SYSTEM IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS. HEIGHTS NOT LISTED TO:

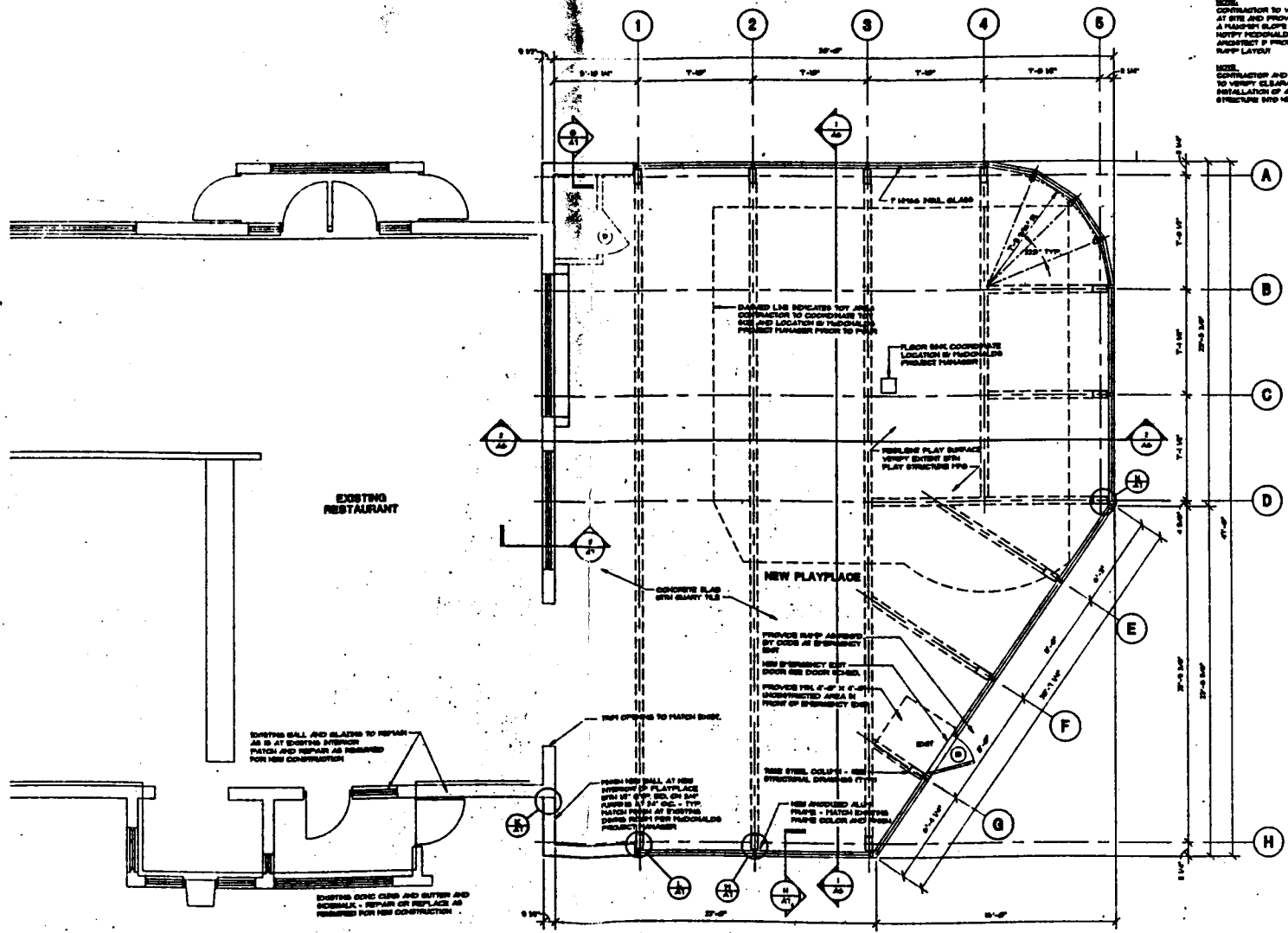
- VERTICAL AND HORIZONTAL SPACING OF PELLORS AND/OR BRASS REINFORCEMENTS AND BLOCKING.
- SIZE OF VERTICAL AND HORIZONTAL PELLORS.
- DISTANCE OF ANCHORAGE TO BLOCKING.
- WIND LOAD AND DEAD LOAD DESIGN.

CONTRACTOR TO INSTALL SYSTEM IN COMPLIANCE WITH LOCAL BUILDING CODES OR WITH MOST CURRENT EDITION OF IBC. IF THERE IS NO APPLICABLE LOCAL BUILDING CODE.

STORMSHIELD SYSTEM IS BUSH FORMER TO ALLOW ATTACHMENT OF VERTICAL PELLORS TO STRUCTURAL STEEL, AS REQUIRED TO COMPLY WITH MANUFACTURER'S REQUIREMENTS AND BUILDING CODE REQUIREMENTS.

NOTE: CONTRACTOR TO VERIFY GRADE VARIATION AT SITE AND PROVIDE CONCRETE SUPPORT AT PROPOSED SLOPE OF ONE INCH PER FOOT. NOTIFY PEDONAL'S PROJECT MANAGER AND ARCHITECT IF PROBLEMS ENCOUNTERED IN SUPPORT LAYER.

NOTE: CONTRACTOR AND MANUFACTURER OF PLAY STRUCTURE TO VERIFY CLEARANCES REQUIRED FOR DELIVERY AND INSTALLATION OF ALL PELLORS AND COMPONENTS OF STRUCTURE INTO THE JOINTS.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION

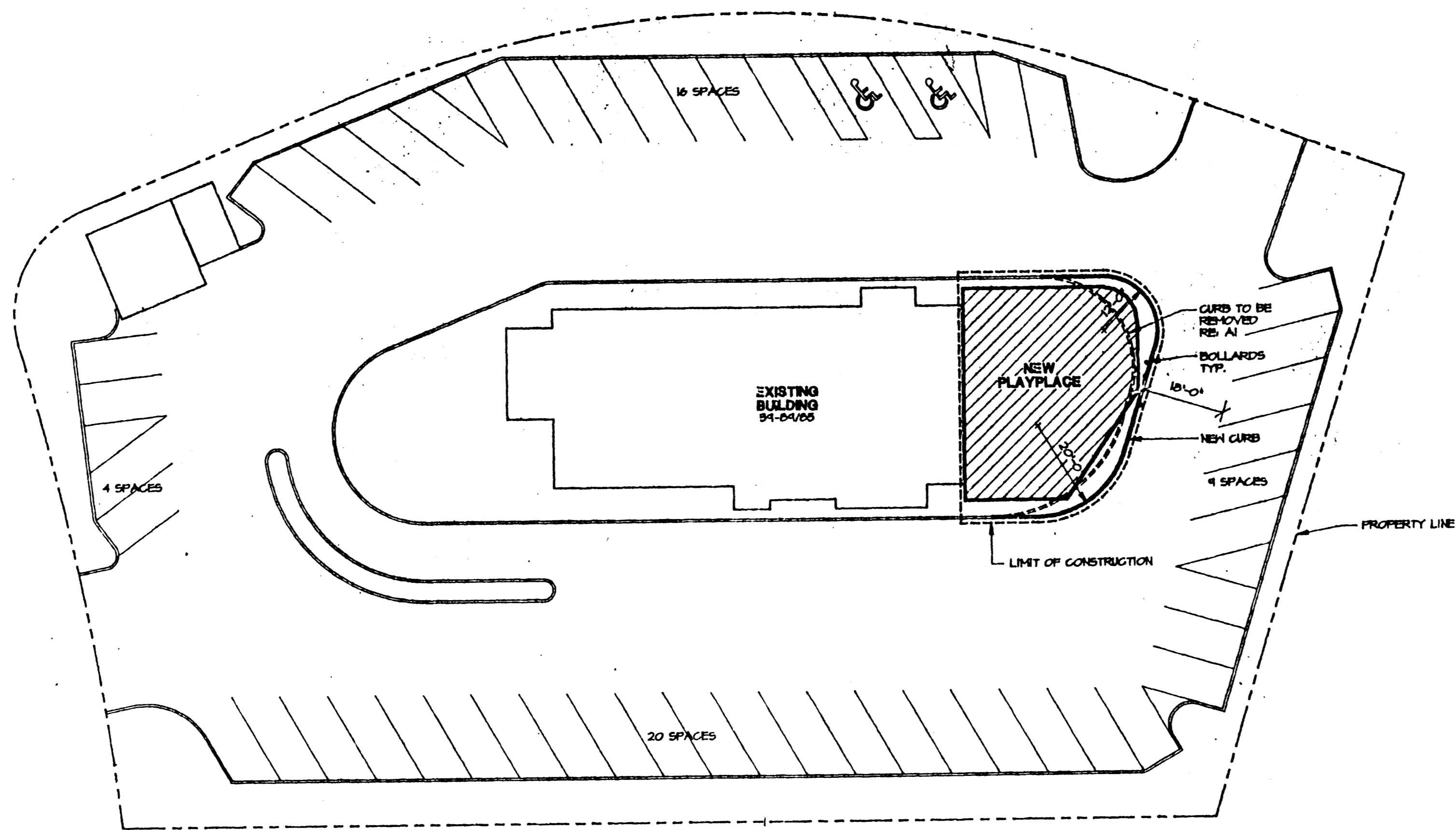
McDonald's
MESA MALL, GRAND JUNCTION, COLORADO

David P. Thomas
Architect

2712 South Thomas
Denver, Co. 80216
(303) 752-5061

DRAWN BY: MEL
DESIGNED BY: DPT
CHECKED BY: DPT
DATE ISSUED: 1/22/94
DRAWING TITLE:
FLOOR PLAN

SHEET NO:
A2
PROJECT NO.: 9439



HWY 6450

ARCHITECTURAL
 DAVID P. THOMAS
 2712 SOUTH FILLMORE
 DENVER, CO. 80210
 (303) 782-5621

STRUCTURAL
 REDWINE - REIZIAN INC.
 1743 WAZEE STREET SUITE 350
 DENVER, CO. 80202
 (303) 292-5311

MECHANICAL
 AIR TEMPERATURE SERVICES INC.
 4811 VOGES ROAD
 McFARLAND, WI. 53558
 (608) 257-2600

ELECTRICAL
 SAYERS ASSOCIATES INC.
 3891 W. WAGONTRAIL DR.
 LITTLETON, CO. 80123
 (303) 798-1891

1 SITE PLAN
 SCALE: 1" = 20'



CONSTRUCTION TYPE	2N	OCCUPANCY	A3
OCCUPANCY			
DINING ROOM	1850 S.F. 15 S.F. PER OCCUPANT	+40	} existing
KITCHEN	877 S.F. 200 S.F. PER OCCUPANT	+4.4	
OFFICE/CREW ROOM	141 S.F. 100 S.F. PER OCCUPANT	+1.3	} new
STOR./FREEZER/COOLER	130 S.F. A	+0	
BATHROOMS	256 S.F. A	+0	} total
VESTIBULES (2)	42 S.F. A	+0	
CASH BOOTH	45 S.F. A	+0	
TOTAL	3507 S.F.	+8.4	
DINING & PLAYPLACE	484 S.F. 15 S.F. PER OCCUPANT	+6.6	} new
TOT & PLAYPLACE	576 S.F. 100 S.F. PER OCCUPANT	+5.9	
TOTAL	1560 S.F.	+11.4	
RESTAURANT	3507 S.F.	+8.4	} total
PLAYPLACE	1560 S.F.	+11.4	
TOTAL	5067 S.F.	+19.8	
(A = ACCESSORY AREA)			
PARKING	41 REGULAR		
	2 HANDICAPPED		

- seating capacity of enclosed playland is less than existing
 - Enclose existing playland - will be within existing footprint of play area

ACCEPTED *KP 8/10/95*
 ANY CHANGE OF AREA OR USE MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE ARCHITECT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRAWING 'NDFY:

SP1 SITE PLAN

- A1 DEMOLITION PLAN
- A2 FLOOR PLAN
- A3 REFLECTED CEILING PLAN
- A4 ROOF PLAN
- A5 ELEVATIONS
- A6 BUILDING SECTIONS
- A7 DETAILS

- S1 FOUNDATION & DETAILS
- S2 ROOF FRAMING & DETAILS
- S3 FRAMING ELEVATION, DETAILS & NOTES

- M1 HVAC FLOOR PLAN
- M2 HVAC ROOF PLAN
- M3 NOTES, SCHEDULES & DETAILS
- M4 DETAILS

E1 LIGHTING PLAN

McDonald's

MESA MALL, GRAND JUNCTION, COLORADO

David P. Thomas
 Architect

2712 South Fillmore
 Denver, Co. 80210
 (303) 782-5621

DRAWN BY: MEL
 DESIGNED BY: DPT
 CHECKED BY: DPT
 DATE ISSUED: 7/22/94
 DRAWING TITLE:
 SITE PLAN

SHEET NO:

SP1

PROJECT NO.: 9428