

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

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

BLDG PERMIT NO.
FILE #

14347-9014

Building Address 2438 Hwy 6 P50
Parcel No. 2945-092-10-015
Subdivision (2945-092-10-015) Mesa Mall minor Sub.
Filing - Block - Lot 2

Multifamily Only:
No. of Existing Units - No. Proposed -
Sq. Ft. of Existing 5601 Sq. Ft. Proposed 0
Sq. Ft. of Lot / Parcel .21 acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) No change

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Corrie Pfost - The Deer Creek Co. P
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 \$ 494,400

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 _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>no change</u>
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. Seaw Date _____
Department Approval Gonnie Edwards APA Date 8/8/05

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

ACCEPTED *Ronnie Edwards* APA
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

8/8/05

$A = 84^{\circ}24'44''$
 $R = 25.00'$
 $L = 76.83'$
 $C = 33.59'$
 $C.B. = S 57^{\circ}53' 56'' E$

TRASH AREA W/ 6'-4" MIN
 12" OPN'G W/ DOUBLE SW
 12" EMPTY CAPPED CONI
 PROOF HYDRANT & 2'

