

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>500</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

9014

Building Address 24380 Newy SD E Newy C  
 Parcel No. 2945-092-<sup>10</sup>013  
 Subdivision MESA MALL MINOR SUBDIVISION  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2

Multifamily Only:  
 No. of Existing Units N/A No. Proposed 0  
 Sq. Ft. of Existing 3600 # Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name McDonald's Corporation  
 Address 5251 DTC Parkway Suite 300  
 City / State / Zip Greenwood Village, Co 80111

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name THE DEER CREEK CORP.  
 Address 700 CORPORATE CIRCLE # N  
 City / State / Zip GOLDEN CO. 80401  
 Telephone 303-762-1925

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: remodel inside  
 Estimated Remodeling Cost \$ 200,000.  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 PLANNING STAFF			
ZONE <u>C-1</u>	<b>PAID</b>	Maximum coverage of lot by structures _____	
SETBACKS: Front <u>0</u> from property line (PL)	<b>FEB 17 2009</b>	Landscaping/Screening Required: YES _____ NO _____	
Side _____ from PL	<b>RB</b>	Parking Requirement _____	
Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) _____	Special Conditions: _____		
Voting District _____	Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 0217-09  
 Planning Approval [Signature] Date 2/17/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; Darleen McKissen; mike.mossburg@co.mesa.co.us...  
**Date:** 2/24/2009 7:47 AM  
**Subject:** RE: McDonalds of Mesa Mall

2/24/09

Based on information submitted to this office, McDonald's of Mesa Mall, located at 2438 Highway 6 & 50, will have no pretreatment requirements for their planned interior remodel at the facility.

Should you have questions or comments, please contact Industrial Pretreatment at (970) 256-4180.