

REVISED
4/21/09

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 Hwy 50 E New 6
 Parcel No. 2945-092-10-013
 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. 8011

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>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>0</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____	(Engineer's Initials)

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 _____ Date 02-17-09

Planning Approval Pat Dunlop RSE 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)

Cindi -

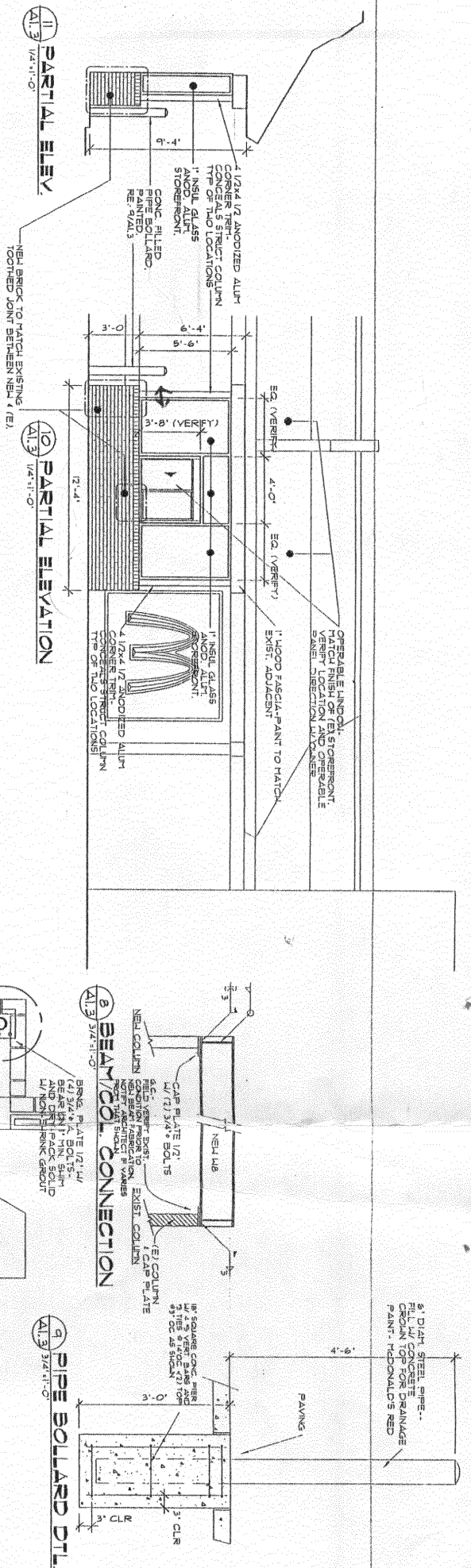
Senta & I discussed this site -

Conclusions:

- ① 2x2 area ~~is~~ under existing roof line so not considered an expansion
- ② same thing was just done w/ the McDonald's on North Ave - and we only issued a Planning Clearance -

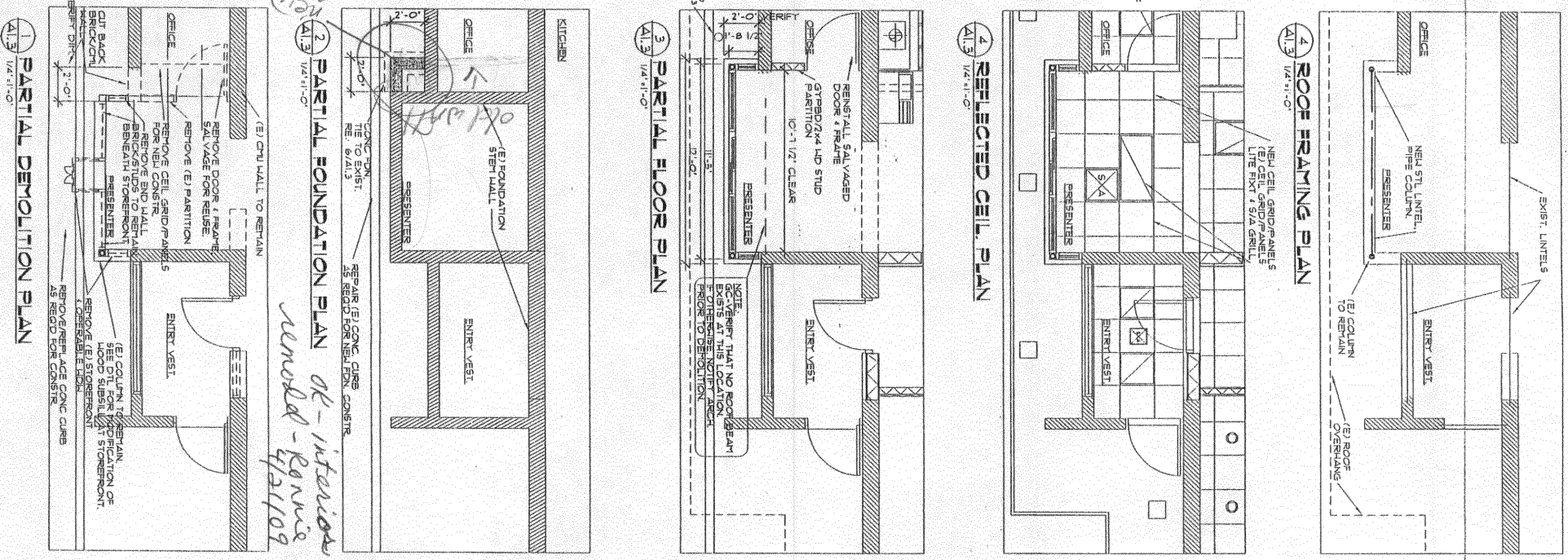
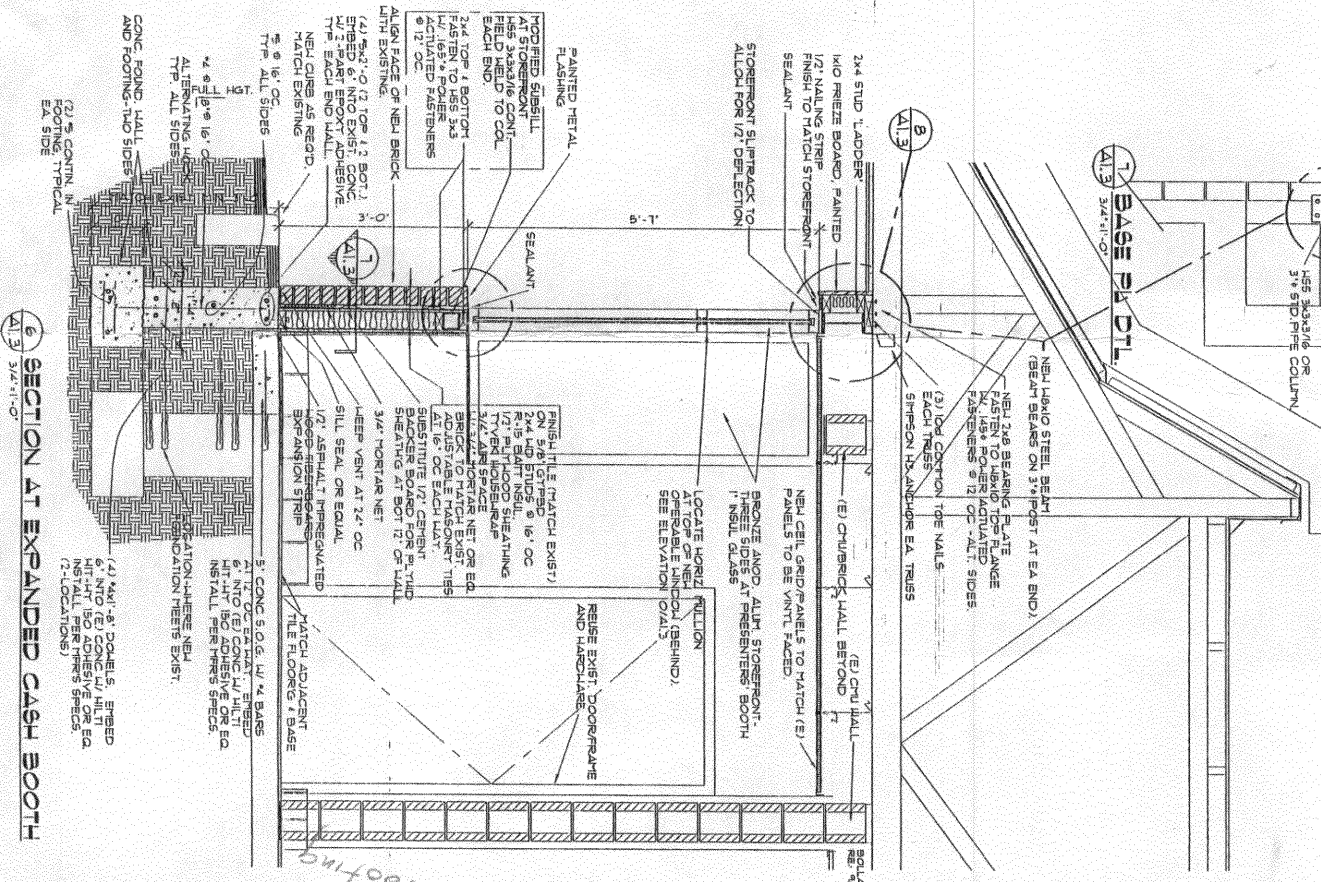
I would go ahead and issue a planning clearance only like an interior remodel - I'll be glad to sign or initial it.

Ronnie



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

Only change from 2/17/09 planning clearance is enlarging drive through plan ok'd by Ronie on 4/21/09



A1.3 DRAWING	BUILDING REMODEL FOR MCDONALD'S RESTAURANT STATE SITE: 05-0164 NATIONAL NO.: 7604 2428C HWY 50 & HWY 6 GRAND JUNCTION, COLORADO	EDS DESIGN ARCHITECTURE 1171 HUDORA STREET DENVER, COLORADO 80220 FAX: (303) 388-5066 OFF: (303) 832-1514	STATE OF COLORADO Board of Architecture No. 128 11 APRIL 09
	DATE: _____ ISSUE: _____ DATE OF PRESENTATION: _____ PROJ. NO.: 1801	2458	