

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

#9051-0

Planning \$ 500
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

Building Address 2424 Highway 6 #50  
 Parcel No. 2945-092-03-008  
 Subdivision Mesa Mall  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name Cabela's (tenant)  
 Address One Cabela's Dr  
 City / State / Zip Sidney, NE 69160

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Interior Remodel with Canopy

**APPLICANT INFORMATION:**

Name Rachel Zembery  
Bergmeyer Associates  
 Address 51 Sleeper St.  
 City / State / Zip Boston, MA 02210  
 Telephone 617-542-1025

\* FOR CHANGE OF USE:  
 \*Existing Use: Mail  
 \*Proposed Use: /  
 Estimated Remodeling Cost \$ 3,900,000  
 Current Fair Market Value of Structure \$ 4,689,210.00  
\$ 2,700,560.00

**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>R-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement: <u>Per Plan</u>
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: <u>Landscaping in Place</u> <u>Parking Requirement in Place</u>
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 Rachel Zembery Date 12/11/09  
 Planning Approval Wendy Spurr Date 12/15/09

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. Remodel  
 Utility Accounting Dotter Vanover Date 12/15/09

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)

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**LETTER OF TRANSMITTAL**

**#29962**

**Job Number: 09108.00**

**Re: Permit Submisson/Drawing Review**

**Date:** December 11, 2009

Cabela's

**From: Stephanie Jones**

Grand Junction, CO

**Attn: Wendy Spurr**

**Copy To:** file

**To:** City of Grand Junction - Public Works and Planning

250 N. 5th Street

Grand Junction, CO 81501

970-256-4009

We are sending you attached, via FedEx the following:  
 Tracking Number 798215233714

Qty	Type	Document	Date	Description	Note
1	B	dwgs	12/11/09	Half sized sheets - A101.1, A101.2, A101.3, A005, A201, A300's	1
1	A	doc	12/11/09	Planning Clearance Form	2
1	A	check	12/11/09	check	3
	A	Original			For Approval 1
	B	Copy / Print			For Your Use 2
	C	Reproducible			As Requested 3
	D	Reduction			For Review & Comment 4
	E	Electronic Media			No Exceptions 5
	F	Submittal Return			Make Corrections Noted 6
	G	Submittal Forward			Revise and Resubmit 7
	H	Sample			Rejected 8
	J	Photos / Graphics			Other / See Remarks Below 9
	O	Other			

*If enclosures are not as noted, kindly notify us at once.*

**Remarks:**

## Wendy Spurr - RE: Cabela's Fudge Shop - Mesa Mall

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**From:** Scott Williams  
**To:** bob.lee@mesacounty.us; Bret Guillory; Darleen McKissen; Eileen List; Jack Beach;  
mike.mossburg@co.mesa.co.us; rkoch@bergmeyer.com; Wendy Spurr  
**Date:** 1/6/2010 12:15 PM  
**Subject:** RE: Cabela's Fudge Shop - Mesa Mall

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1/6/10

Based on information submitted to this office, Cabela's fudge shop, located within the planned Cabela's Store at Mesa Mall, 2424 Highway 6 & 50, will have no pretreatment requirements. It is Industrial Pretreatment's understanding that there is no restaurant planned as part of the store at this time.

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