

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>85782</u>
FILE # _____

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

(ac)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2401 NORTH AVE. TAX SCHEDULE NO. 2945-131-01-026

SUBDIVISION _____ CURRENT FAIR-MARKET VALUE OF STRUCTURES \$ 189,030.00

FILING _____ BLK _____ LOT _____ ESTIMATED REMODELING COST \$ 40,000.

OWNER AGENCY: RENT A CENTER NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS _____ USE OF ALL EXISTING BLDGS RETAIL

TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE: _____

APPLICANT SEL CONSTRUCTION INTERIOR REMODEL

ADDRESS 2959 ANTELOPE RD. PAINT, WALLS, CARPET, ETC

TELEPHONE Sedon mo 64804 _____

417-434-5736 _____

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 C-1 SPECIAL CONDITIONS: _____

PARKING REQUIREMENT: _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

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 Grand Junction Zoning and Development 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 that 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).

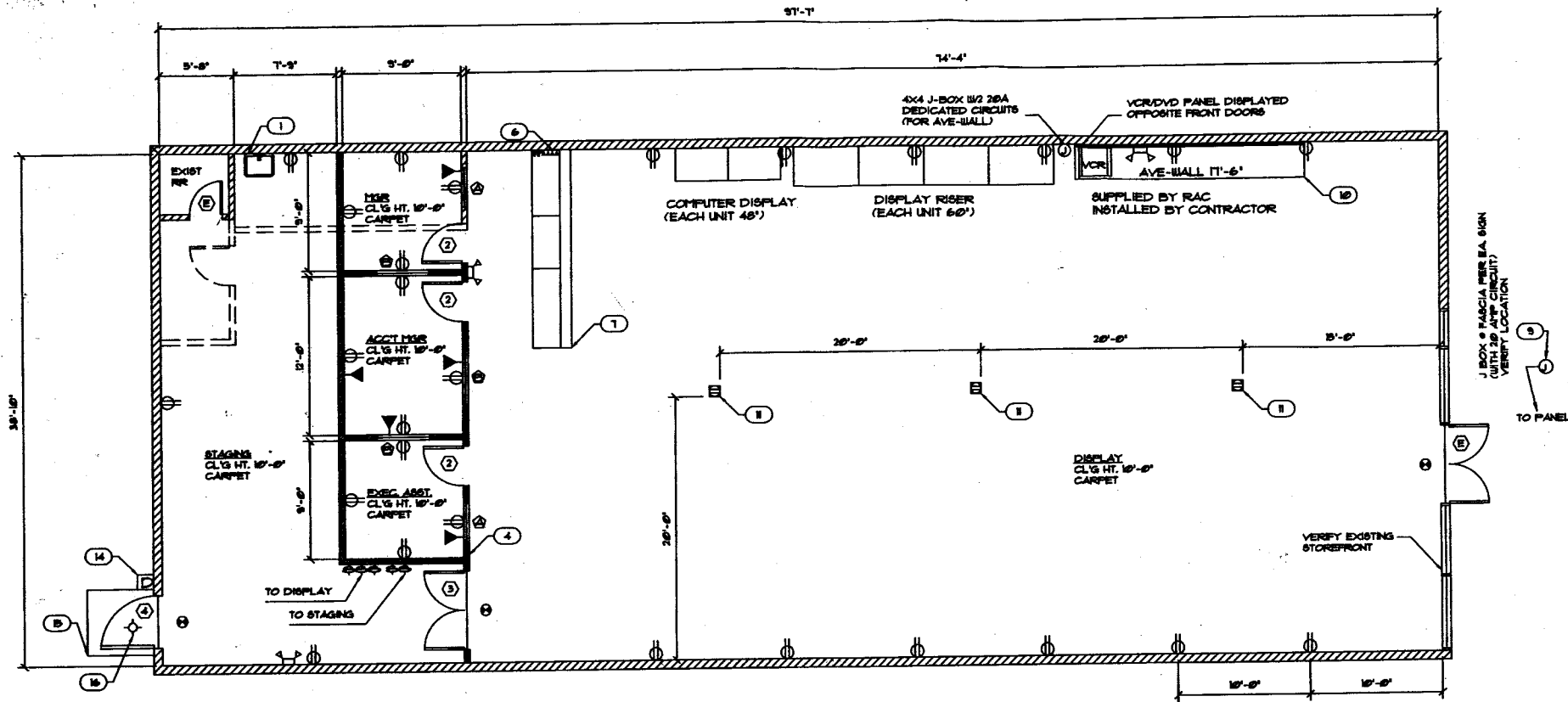
Applicant's Signature [Signature] Date 8-9-02

Department Approval [Signature] Date 8-9-02

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>8/9/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



PERCENTAGE OF RAC. LEASE SPACE		
NOTE: THESE FIGURES ARE APPROXIMATE AREAS & PERCENTAGES OF THE NET INTERIOR LEASE SPACE.		
ROOM NAME	SQ. FT.	% USABLE SF.
DISPLAY AREA	2887 SQ. FT.	76 %
OFFICE AREAS	3071 SQ. FT.	8 %
STAGING & RR1.	596 SQ. FT.	16 %
TOTAL USABLE SF.	3789 SQ. FT.	100 %

① CONSTRUCTION PLAN
SCALE: 1/16"=1'-0"

8-9-02
ACCEPTED *Pat Breslerman*
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.

RAC Rent-A-Center

RENT-A-CENTER
Store No. 805 (REMODEL)

DATE	BY

A-1.