

Planning \$	5.00
TCP \$	
Drainage \$	
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# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 2401 North Ave #21 Rent A Center

Parcel No. 2945-131-01-039

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only: No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_

Sq. Ft. of Existing 4,000 Sq. Ft. Proposed 4,000

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

### OWNER INFORMATION:

Name Mesa Denver Associates

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Addition

Change of Use (\*Specify uses below)

Other: Interior Remodel

### \* FOR CHANGE OF USE:

\*Existing Use: Rent A Center

\*Proposed Use: Same

### APPLICANT INFORMATION:

Name Sunset Construction

Address P.O. Box 3505

City / State / Zip Montrose, CO 81402

Telephone 970-216-6356

Estimated Remodeling Cost \$ 30,000.00

Current Fair Market Value of Structure \$ 4,177,230

**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>N/A</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</u> (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 Julia C. Mikyard Date 12/26/06

Department Approval Ulrich Magan Date 12/26/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>+</u>
Utility Accounting <u>Kate Erbberny</u>	Date <u>12/26/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 212.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)