

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

**PLANNING CLEARANCE**  
 (Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

111597-64202

Building Address 607 25 RD  
 Parcel No. 2945-044-14-004  
 Subdivision BENSLEY - BRISTOL MINOR  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 4

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel .98 AC  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name SUN FLEX LLC.  
 Address PO Box 2829  
 City / State / Zip GJ, CO. 81502

**DESCRIPTION OF WORK & INTENDED USE:**  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: TENANT IMPROVEMENT / FINISH

**APPLICANT INFORMATION:**

Name SUN KING MGMT CORP.  
 Address PO Box 3299  
 City / State / Zip GJ CO 81502  
 Telephone 245-9173 Jake

\* FOR CHANGE OF USE:  
 \*Existing Use: Vacant Building  
 \*Proposed Use: Sun King Mgmt Empl less than 20 employees  
 Estimated Remodeling Cost \$ 180,000  
 Current Fair Market Value of Structure \$ new bldg.

**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 _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials) <u>Approved per plan</u>

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 [Signature] Date 12-4-07

Department Approval Gayleen Henderson Date 12-4-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO WORK / SUC CHANGE</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>12/04/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)