

Planning \$	5-
TCP \$	/
Drainage \$	/
SIF\$	/

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

BLDG PERMIT NO.
FILE #

11739-44202

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 N/A No. Proposed N/A  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel N/A  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) N/A

**OWNER INFORMATION:**

Name SUN PLEX LLC  
 Address P.O. Box 2829  
 City / State / Zip GJ CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: TENANT IMPROVEMENT

**APPLICANT INFORMATION:**

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

\* FOR CHANGE OF USE: (office space)  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 214,000  
 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 _____ 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)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and 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 (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 1-11-08  
 Planning Approval [Signature] Date 1/11/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NECESSARY</u>
Utility Accounting	Date <u>1-11-08</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)