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PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.

FILE #

Building Address 607 25 RD #200

Parcel No. 2945-044-14-004

Subdivision BENSLEY BRISTOL MINOR

Filing _____ Block _____ Lot 4

OWNER INFORMATION:

Name REECE PROPERTIES LLC

Address PO BOX 2829

City / State / Zip GJ CO 81502

APPLICANT INFORMATION:

Name SUN KING MANAGEMENT

Address PO BOX 3299

City / State / Zip GJ CO 81502

Telephone 245-9173

Multifamily Only:

No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 2943 Sq. Ft. Proposed 2943

Sq. Ft. of Lot / Parcel _____

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

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE:

*Existing Use: OFFICE SPACE

*Proposed Use: OFFICE SPACE

Estimated Remodeling Cost \$ 175,000

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 C-1

SETBACKS: Front _____ from property line (PL)

Side _____ from PL Rear _____ from PL

Maximum Height of Structure(s) _____

Voting District _____ Ingress / Egress Location Approval _____ (Engineer's Initials)

Maximum coverage of lot by structures _____

Landscaping/Screening Required: YES NO

Parking Requirement _____

Special Conditions: _____

PAID

TR

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 _____ Date 2-28-08

Planning Approval Pat Oemler Date 2/28/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting Li Bensley Date 2/28/08

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)