

Planning \$	500
TCP \$	/
Drainage \$	/
SIF\$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO. _____

FILE # _____

62602-1663

Building Address 205 N. 4TH ST

Parcel No. 2945-143-10-007

Subdivision _____

Filing _____ Block 97 Lot 17-23

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

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

OWNER INFORMATION:

Name HOME LOAN INVESTMENT CO.

Address 205 N. 4TH ST.

City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)

Addition Change of Business

Other: _____

APPLICANT INFORMATION:

Name SUN KWL MGT CORP.

Address PO BOX 3299

City / State / Zip GJ CO 81502

Telephone 245-9173

Moving/adding *Removes walls
 *FOR CHANGE OF USE: Interior New Carpet - tile

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ 30,000

Current Fair Market Value of Structure \$ 5,016,640

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 B-2 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 7-21-08

Planning Approval [Signature] Date 7/21/08

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

Utility Accounting [Signature] Date 7/21/08

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)