

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>11,416.67</u>	School Impact \$ <u>0</u>

LDG PERMIT NO. <u>78707</u>
FILE # <u>SPR-2000-248</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

*Man. Home  
Production*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2350 G Road

TAX SCHEDULE NO. 2701-323-00-058

SUBDIVISION N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10 @ 20,000 SF  
1 @ 3,000 SF

FILING N/A BLK N/A LOT N/A

SQ. FT OF EXISTING BLDG(S) N/A

OWNER El Rey Stucco Real Estate Inv.

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 3830 Singer Blvd. NE Unit 2020

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 11  
CONSTRUCTION

TELEPHONE John Davis

USE OF ALL EXISTING BLDGS N/A

APPLICANT Sonshine Construction, LLC

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 1460 North Avenue, Ste H

Manufactured housing production

TELEPHONE 243-2308

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-2

LANDSCAPING/SCREENING REQUIRED: YES  NO

SETBACKS: FRONT: 15' from Property Line (PL) or  
0 from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 10' from PL

PARKING REQUIREMENT: per approved site plan

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: Landscaping per  
approved site/landscape plan.

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

CENSUS TRACT 9 TRAFFIC ZONE 6 ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature]

Date 11-30-00

Department Approval [Signature]

Date 4-3-01

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>13859 [Signature]</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-5-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)