

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

BLDG PERMIT NO. <u>87260</u>
FILE # <u>SPR-2000-248</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2350 G. RD
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 270-323-00-058
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 102,000 SF
 SQ. FT. OF EXISTING BLDG(S) 22,000 SF

OWNER Blue Star Inc. - JOHN DAVIS
 ADDRESS 2350 G. RD
 TELEPHONE 970-955-8855 x105

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS N/A

APPLICANT SONSHINE II CONSTRUCTION + DEV. LLC
 ADDRESS SAME AS ABOVE
 TELEPHONE _____

DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT
1-3 story office BUILDING

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
 SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: per approved site plan
 SPECIAL CONDITIONS: Landscaping per
approved site / landscaping plan
 CENSUS TRACT _____ TRAFFIC ZONE _____ 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 Sonshine II Const + Dev. LLC Date 11-19-2002

Department Approval Gayleen Henderson Date 11-19-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>Dalei Chubolt</u>			Date <u>11-19-02</u>

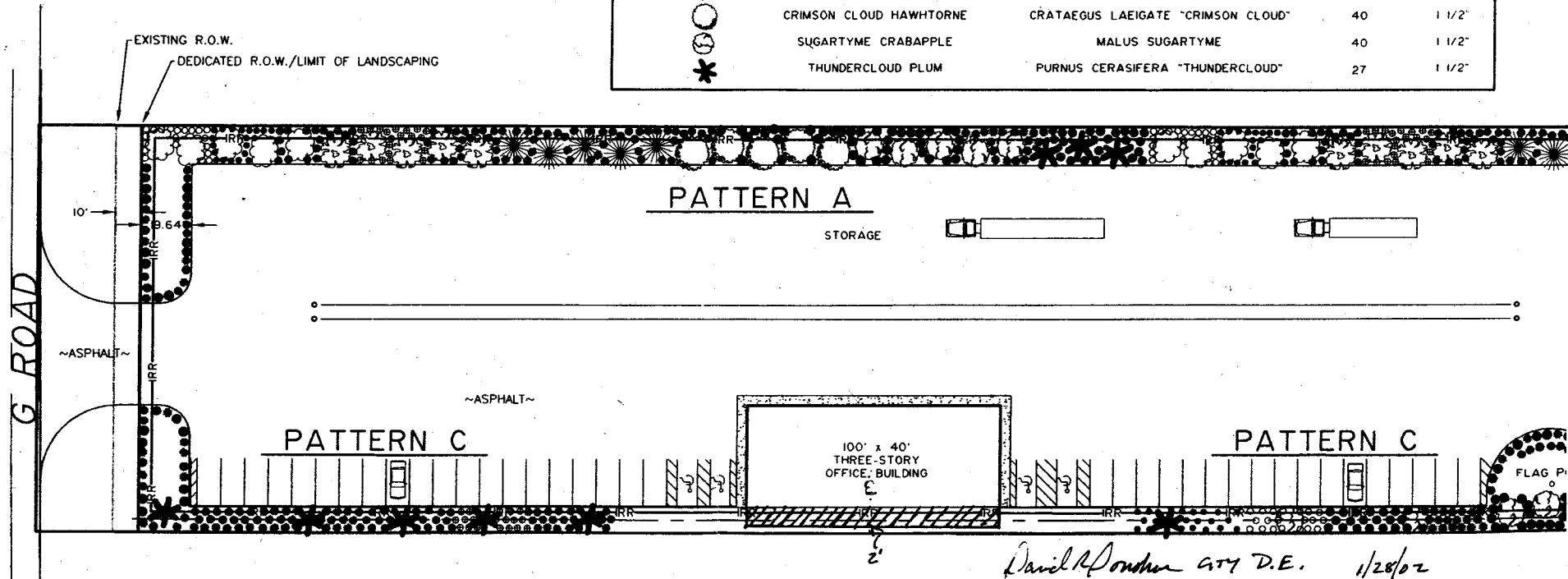
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

1. LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
2. LANDSCAPED AREAS ARE TO BE IRRIGATED BY THE PRESSUREIZED UNDERGROUND SYSTEM THAT WILL BE CONSTRUCTED AS PART OF THIS PROJECT. IRRIGATION SYSTEM IS TO BE MAINTAINED BY THE PROPERTY OWNER.
3. LANDSCAPE AREA TO BE COVERED WITH A LANDSCAPE MULCH.

ACCEPTED *SLC 11/19/02*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

●	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	172	5 GAL.
●	GOLDFINGER POTENTILLA	POTENTILLA FRUITCOSA "GOLDFINGER"	172	5 GAL.
●	PURPLE LEAF SAND CHERRY	PRUNUS CUSTENA	172	5 GAL.
●	THREE LEAF SUMAC	RHUS TRILOBATA	171	5 GAL.
●	GOLDFLAME SPIREA	SPIREA X BUMALDA	171	5 GAL.
●	DWARF KOREN LILAC	SYRINGA MEYERI	171	5 GAL.
●	SOAPWEED YUCCA	YUCCA GALUCA	171	5 GAL.
TREES:				
DECIDUOUS				
●	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUS-GALI INERMIS	40	1 1/2'
●	FALLGOLD ASH	FRAXINUS NIGRA "FALLGOLD"	40	1 1/2'
●	SUMMIT ASH	FRAXINUS PENNSYLVANICA "SUMMIT"	40	1 1/2'
●	CRIMSON CLOUD HAWHTORNE	CRATAEGUS LAEIGATE "CRIMSON CLOUD"	40	1 1/2'
●	SUGARTYME CRABAPPLE	MALUS SUGARTYME	40	1 1/2'
●	THUNDERCLOUD PLUM	PURNUS CERASIFERA "THUNDERCLOUD"	27	1 1/2'



DRAWN BY: F.J.B.	REVIEWED _____ DATE: _____ FOR _____
DESIGNED BY: P.M.O.	REVIEWED _____ DATE: _____ FOR VISTA ENGINEERING CORP.
CHECKED BY: P.M.O.	

VISTA ENGINEERING CORP.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81508 • (970) 243-2242

REVISION	DATE

SDCR-PROJ (UNCL) COPEL CWS L110-FES 649.01 11.01.02 3.01 FF-DLE
 SPH-2000-048