

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 90871



Your Bridge to a Better Community

BLDG ADDRESS 2350 G ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION TEMP TRAILER

TAX SCHEDULE NO. 2701-323-00-058 SQ. FT. OF EXISTING BLDGS 32,000

SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED 720

FILING — BLK — LOT — NO. OF DWELLING UNITS:
 Before: 0 After: 0 this Construction

(1) OWNER BLUE STAR INDUSTRIES NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 2350 G ROAD

(1) TELEPHONE 255-8853

(2) APPLICANT United FRAME WORKS

(2) ADDRESS 2350 G ROAD

(2) TELEPHONE 254-8839

USE OF EXISTING BUILDINGS —

DESCRIPTION OF WORK & INTENDED USE TEMP OFFICE TRAILER

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) TEMP OFFICE TRAILER

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-2

Maximum coverage of lot by structures FAR 2.00

SETBACKS: Front 15' from property line (PL)
 or — from center of ROW, whichever is greater

Permanent Foundation Required: YES — NO X

Side 0' from PL, Rear 10' from PL

Parking Req'mt NA

Maximum Height 40'

Special Conditions Trailer must be removed by 8/1/04

GENSUS — TRAFFIC — ANNEX# —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 8-13-03

Department Approval [Signature] Date 8/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>8-28-03</u>

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

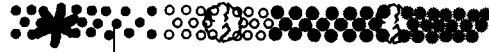
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



PATTERN A



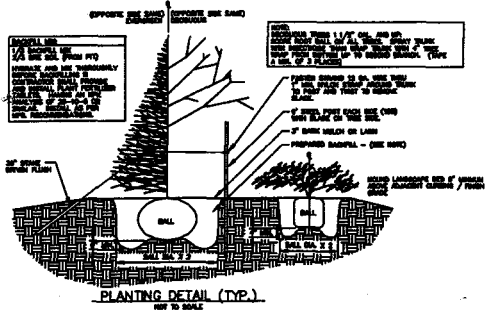
PATTERN B



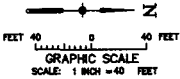
PATTERN C



PATTERN D



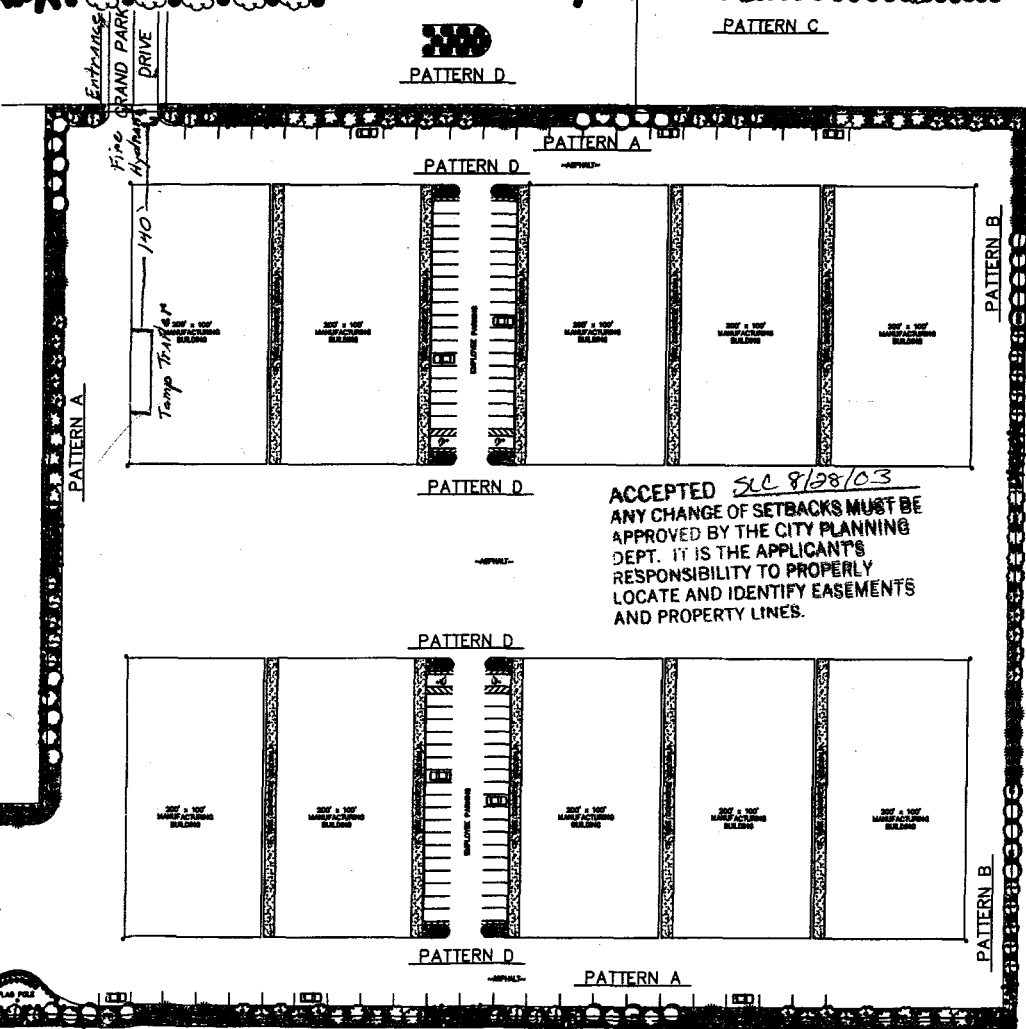
1. ALL TREES SHALL BE FITTED TO DRAIN SWEL (S.D.)
2. ALL TREES SHALL BE PLANTED WITH MULCH AND IRRIGATION
3. ALL TREES SHALL BE PLANTED WITH MULCH AND IRRIGATION
4. ALL TREES SHALL BE PLANTED WITH MULCH AND IRRIGATION



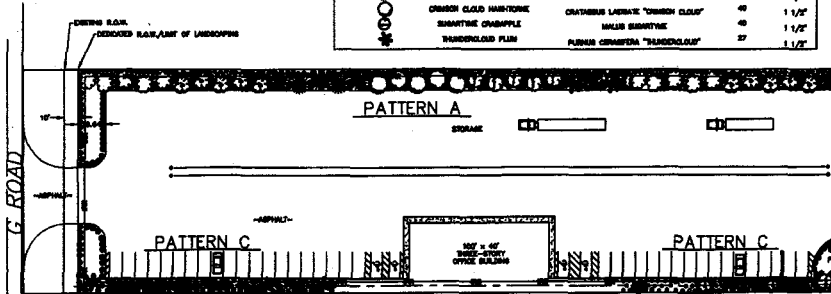
GENERAL NOTE:

1. LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
2. LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
3. LANDSCAPED AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
SHRUBS:				
○	JAPANESE RED LEAF SANDWY	SCOPOLIA RUBRA	172	3 GAL.
○	RABBIT BUSH	CHRYSOCLADUS BICOLOR	172	3 GAL.
○	SPRING BURNING BUSH	ECHELAGIA RAVENS	172	3 GAL.
○	SPRING BURNING BUSH	ECHELAGIA RAVENS	172	3 GAL.
○	SPRING BURNING BUSH	ECHELAGIA RAVENS	172	3 GAL.
○	SPRING BURNING BUSH	ECHELAGIA RAVENS	172	3 GAL.
○	PURPLE LEAF SAND CHERRY	PRUNUS CISTENA	172	3 GAL.
○	VIOLET LEAF BURNING	SPICE BURNING	171	3 GAL.
○	SOLARFLAME SPREA	SPRING BURNING	171	3 GAL.
○	DRYAD KNOX LEAF	STRONG BURNING	171	3 GAL.
○	SOAPBARK YUCCA	YUCCA SAUBA	171	3 GAL.
TREES:				
○	WORKERS COCCYBUS HAWTHORNE	CRATAEGUS OBLONGIFOLIA	40	1 1/2"
○	FALLOLD ARN	FRAXINUS AMERICANA	40	1 1/2"
○	BARKY ARN	FRAXINUS PENNSYLVANICA	40	1 1/2"
○	CROWN GLOD HAWTHORNE	CRATAEGUS LANCEATA	40	1 1/2"
○	SHAWTYME CHAMPAGNE	MAHONIA AURANTIACA	40	1 1/2"
○	WANDERGLAD FILM	PLATANUS OCCIDENTALIS	27	1 1/2"



ACCEPTED SLC 8/28/03
 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.



DRAWN BY: F.J.B. CHECKED BY: P.M.O. DESIGNED BY: P.M.O.	REVISION: _____ DATE: _____ FOR: _____ REVISION: _____ DATE: _____ FOR: VESA ENGINEERING CORP.	VISTA ENGINEERING CORP. CONSULTING ENGINEERS AND LAND SURVEYORS 2777 CROSSROADS BOULEVARD GRAND JUNCTION, CO 81506 (970) 243-2242	REVISION: _____ DATE: _____ DESCRIPTION: _____ BY: _____ REVISION: _____ DATE: _____ DESCRIPTION: _____ BY: _____ REVISION: _____ DATE: _____ DESCRIPTION: _____ BY: _____	SONSHINE CONSTRUCTION, LLC GRAND JUNCTION, COLORADO REVISED LANDSCAPE PLAN BLUE STAR PARK	SHEET NO. 1 of 1 JOB NO. 40710-02 SCALE: 1" = 40' DATE: 1-2-02
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