

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>



BLDG PERMIT NO.
FILE #

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 ROAD
 SUBDIVISION BLUE STAR PARK
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2701-323-14-001
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER BLUESTAR Real Estate LLC
 ADDRESS 2350 G Road
 CITY/STATE/ZIP GJ CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT Sonshie II
 ADDRESS 2350 G ROAD
 CITY/STATE/ZIP GJ CO 81505
 TELEPHONE 255-8853

USE OF ALL EXISTING BLDG(S) _____

DESCRIPTION OF WORK & INTENDED USE: flagpole

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 <u>I-2</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>Flagpoles listed under exceptions per Chapter 3, H (Zoning Code)</u>
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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 5/26/04
 Department Approval Dayle Henderson Date 6-1-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>[X]</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>6/1/04</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)

M 1/16 COR.
SEC. 32
MCSM #1227

GRAND JUNCTION
DRAINAGE DISTRICT
EASEMENT, RECORDED
IN BK. 2490 AT PGS. 123-126

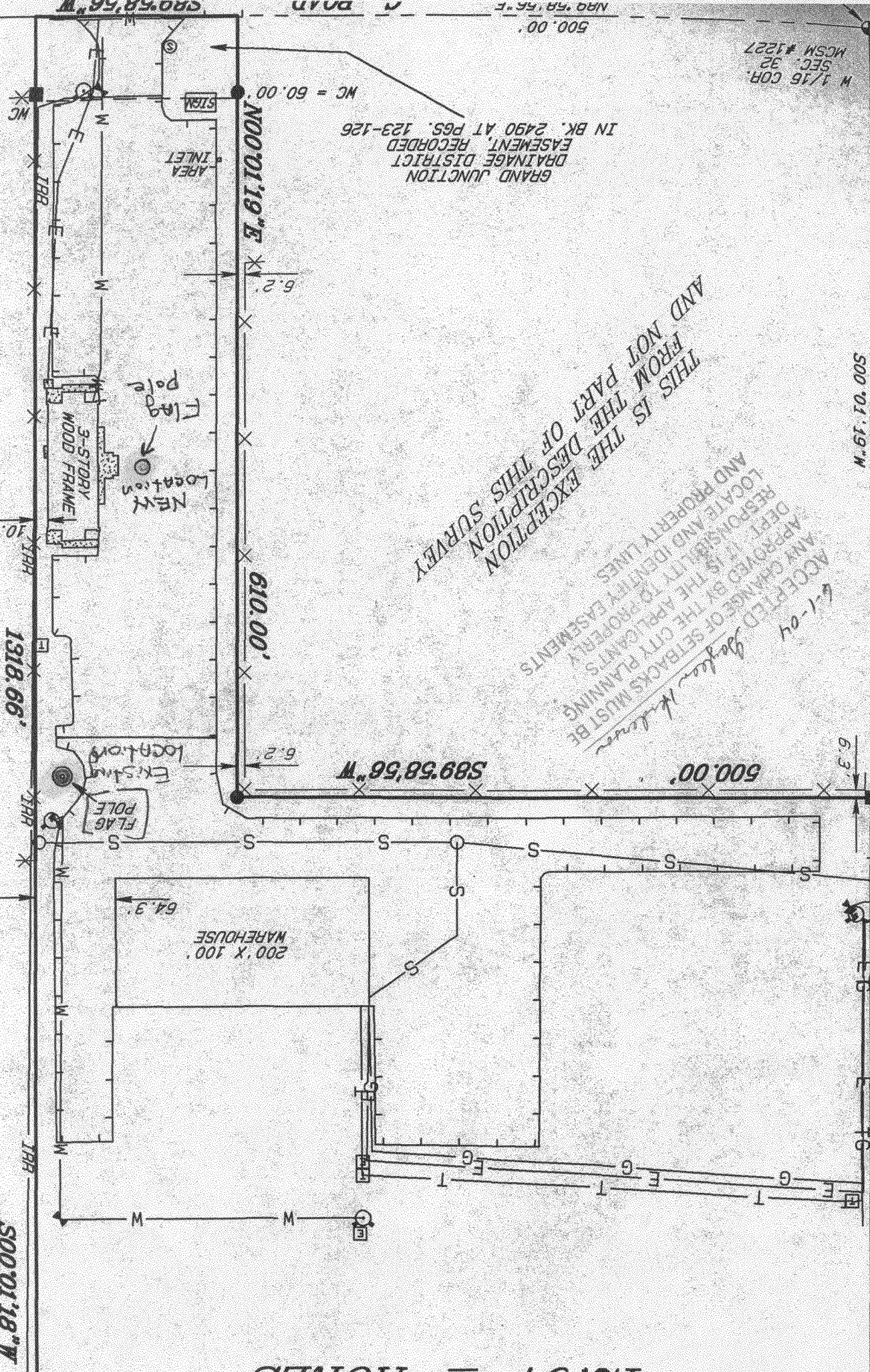
THIS IS THE EXCEPTION
AND FROM THE DESCRIPTION
FROM PART OF THIS SURVEY

ACCEPTED
6-1-04
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

610.00'

6.3'

BASIS OF BEARING FROM RECORDED PLAT OF GRAND PARK
N00°01'19"E



IN. OF 1. BOUND

MC = 60

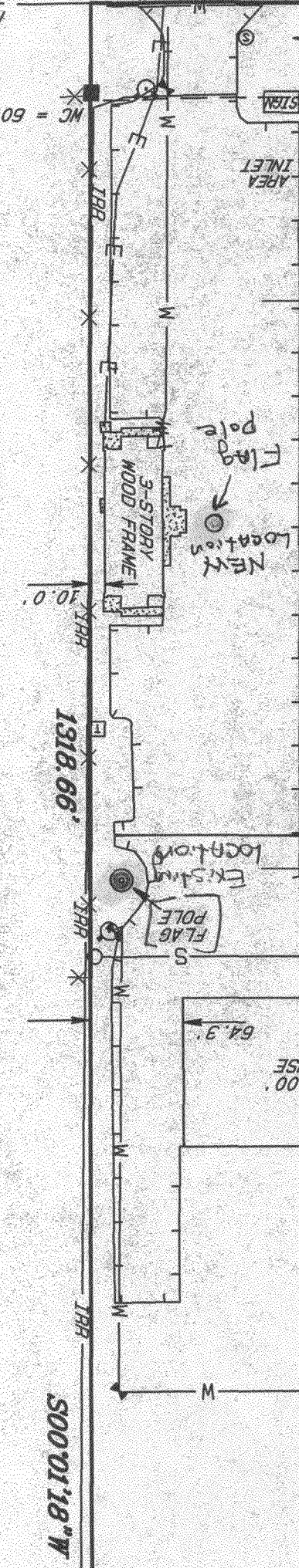
1318.66'

S00°01'18\"W

500.00'

GROCKY R. W

DRAIN

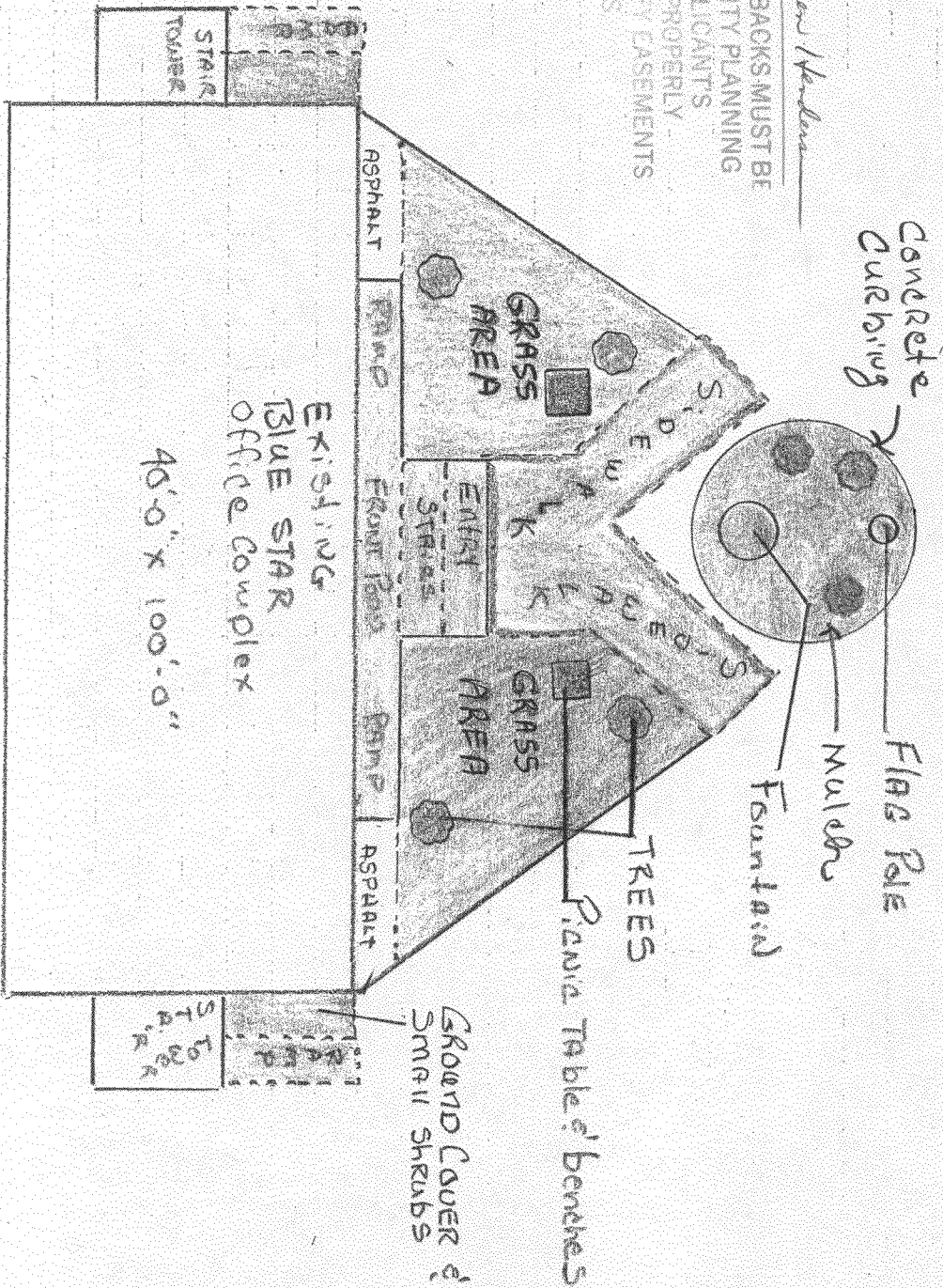


Warroad, MN 56763
 1-800-346-5044
 www.marvin.com

94'-0"

ASPHALT PARKING

6-1-04 *Hayden Herdman*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



2350 G. RD
 GRAND TKT. 81505

→ NORTH