

Planning \$ <u>500</u>	Drainage \$
TCP \$ <u>Demo</u>	School Impact \$

BLDG PERMIT NO. <u>05779</u>
FILE #

PLANNING CLEARANCE

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

PP-95-61
 RP-97-024

*** THIS SECTION TO BE COMPLETED BY APPLICANT ***

BLDG ADDRESS 2526 River Rd TAX SCHEDULE NO. 2945-103-37-001/002
 SUBDIVISION Rimrock Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT 1#2 SQ. FT. OF EXISTING BLDG(S) demo existing house/sheds
 (1) OWNER THE BELLEVILLE DEVELOPMENT NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) ADDRESS 955 Executive Parkway ST 210 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ CONSTRUCTION
 (1) TELEPHONE (770) 447-8999 ^{JERRY} Wulvert USE OF ALL EXISTING BLDGS _____
 (2) APPLICANT MR Seruca DESCRIPTION OF WORK & INTENDED USE: _____
 (2) ADDRESS 2830 C/2 Rd. G.S.Co. demo only - no site prep.
 (2) TELEPHONE 243-9848 260-6024 ^{MCLVIN}

✓ 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 C-2 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Parking Req'mt _____
 Special Conditions: _____
 Census Tract 9 Traffic Zone 11 Annx # _____

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 G.J. 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 Kath Dulean / MR Seruca Date 6-19-98
 Department Approval Ronnie Edwards Date 6-19-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO WHO No. 1344-856
 Utility Accounting Checkbook Date 6-19-98
Demolition Only

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)