

Planning \$ <u>PR</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>None</u>
FILE # <u>CUP-2002-101</u>

**PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

**DEMO ONLY**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2937 D Road  
2937 1/2 D Road

SUBDIVISION N/A

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

OWNER Ephemeral Resources

ADDRESS 1225 S. 7<sup>th</sup> G.J. CO

TELEPHONE 242-5370

APPLICANT SAME

ADDRESS SAME

TELEPHONE SAME

TAX SCHEDULE NO. 2943-202-00-037  
2943-202-00-039

SQ. FT. OF PROPOSED BLDG(S)/ADDITION -0-

SQ. FT OF EXISTING BLDG(S) 2374

NO. OF DWELLING UNITS: BEFORE 2 AFTER 0  
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 5 AFTER 0  
 CONSTRUCTION

USE OF ALL EXISTING BLDGS Vacant

DESCRIPTION OF WORK & INTENDED USE: Demo  
Primary structures (2) and  
associated out buildings (3)

✓ 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 RSF-R

SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

MAXIMUM HEIGHT N/A

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

LANDSCAPING/SCREENING REQUIRED: YES N/A NO N/A

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: DEMO ONLY

CENSUS TRACT 8 TRAFFIC ZONE 59 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).

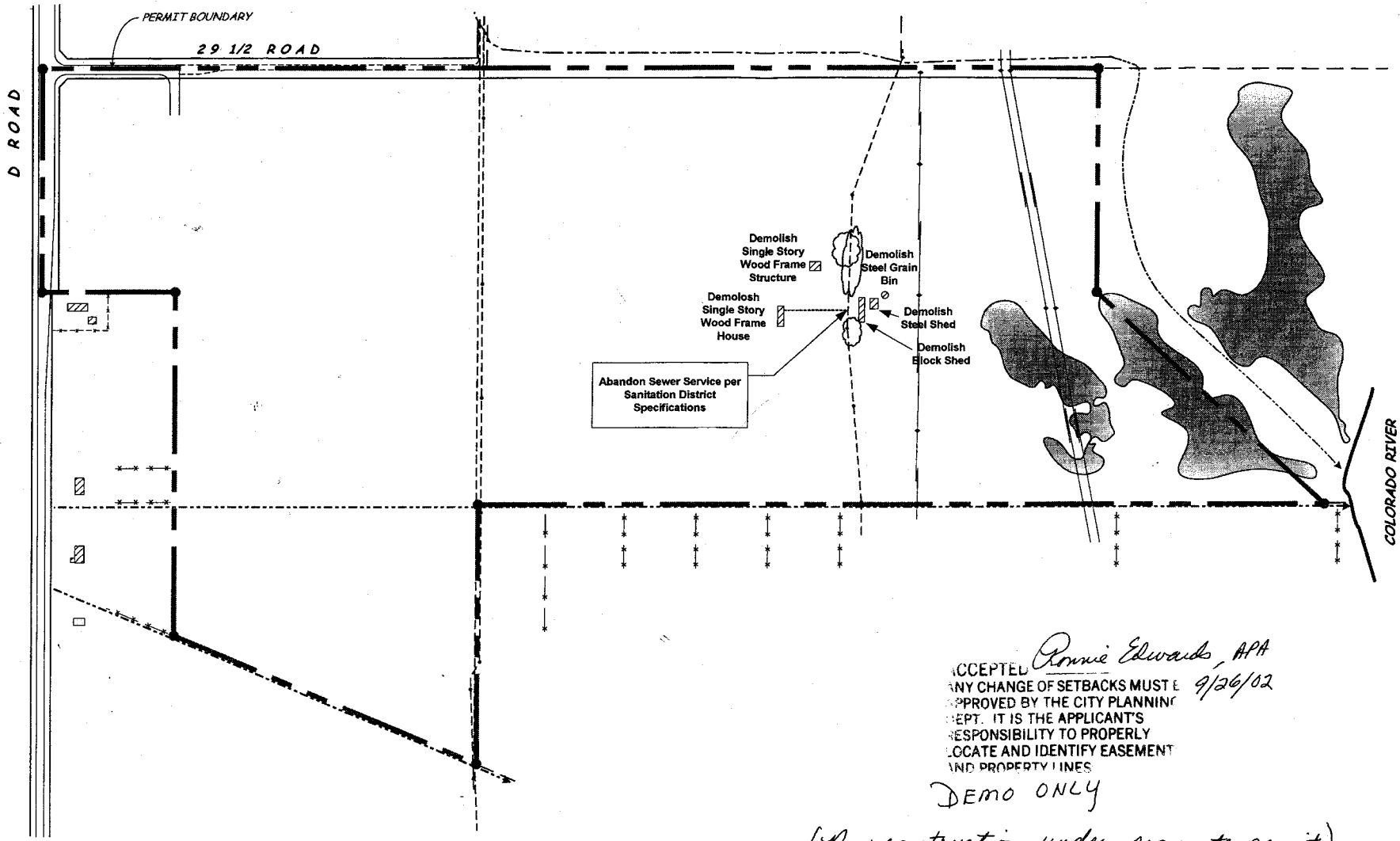
Applicant's Signature Mark Jordan Date 9/26/02

Department Approval Ronnie Edwards Date 9/26/02

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. <u>Demo only</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/26/02</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)



ACCEPTED *Ronnie Edwards, APA*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES  
 9/26/02

DEMO ONLY

*(New construction under separate permit)*



Scale: 1"=300'

*Ephemeral Resources, LLC*

1225 SOUTH SEVENTH STREET  
 GRAND JUNCTION, CO 81501  
 970-242-5370

Date: <u>Sept. 2002</u>	Revisions
Pit Number: <u>150</u>	Date Description
Prepared By: _____	_____

**D ROAD GRAVEL PIT**  
 Mesa County, Colorado

**DEMOLITION PLAN**