

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

BLDG PERMIT NO. <u>Nme</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. 7th G.J. CO

TELEPHONE 292-5370

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).

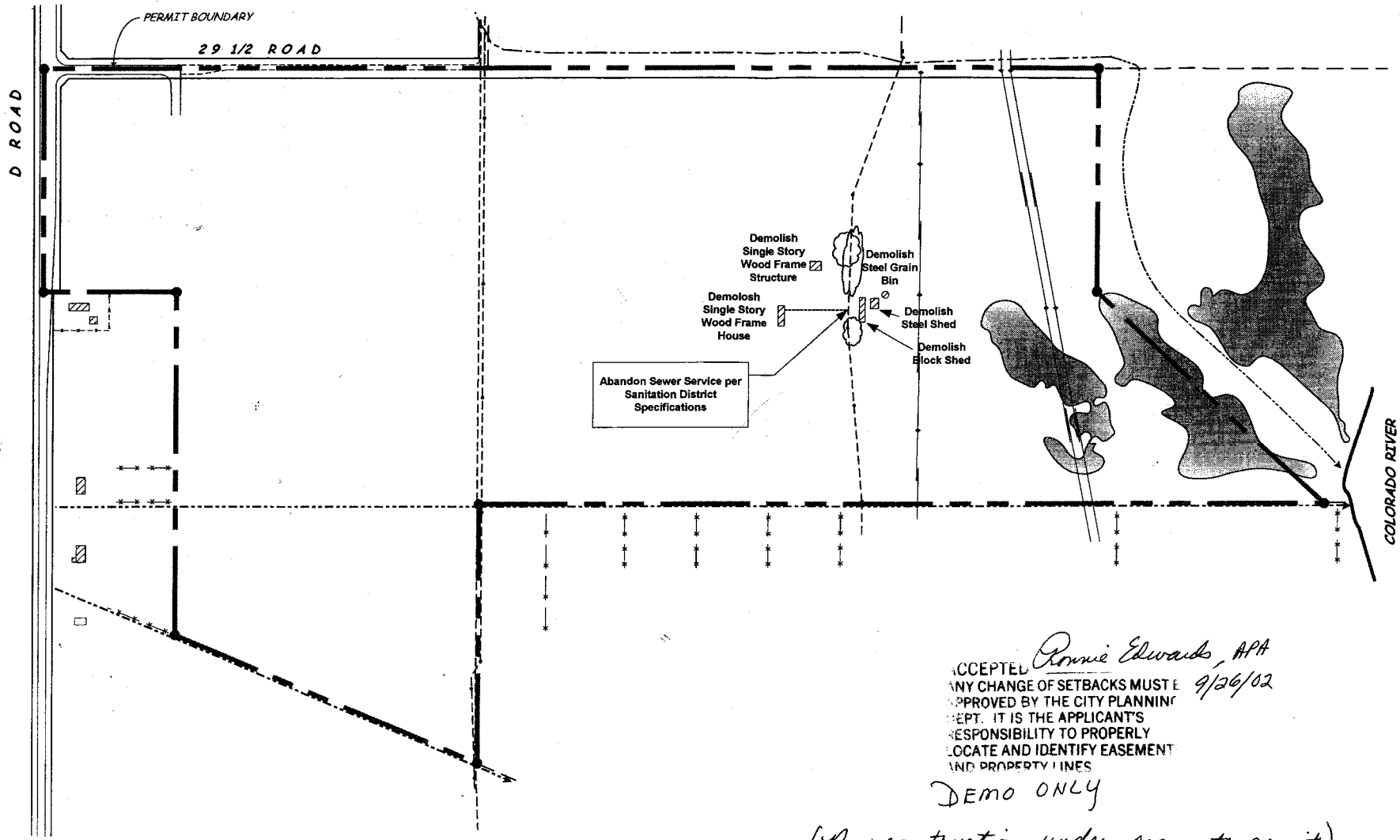
Applicant's Signature [Signature] Date 9/26/02

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

D ROAD GRAVEL PIT
 Mesa County, Colorado

DEMOLITION PLAN