

DATE SUBMITTED: 8/29/85

PERMIT # 23909

FEE 10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2810 H Road

SQ. FT. OF BLDG: 50x40 = 2000 #

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2705-383-00-941

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Airport Authority  
ADDRESS: Ken Cox  
National Car Rental  
PHONE: \_\_\_\_\_

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

DESCRIPTION OF WORK AND INTENDED USE:  
Car Wash Bay  
C.O. released 9-1-87

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: PA D

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F \_\_\_\_\_ S \_\_\_\_\_ R \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: As per plans

CENSUS TRACT #: 16

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 14

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

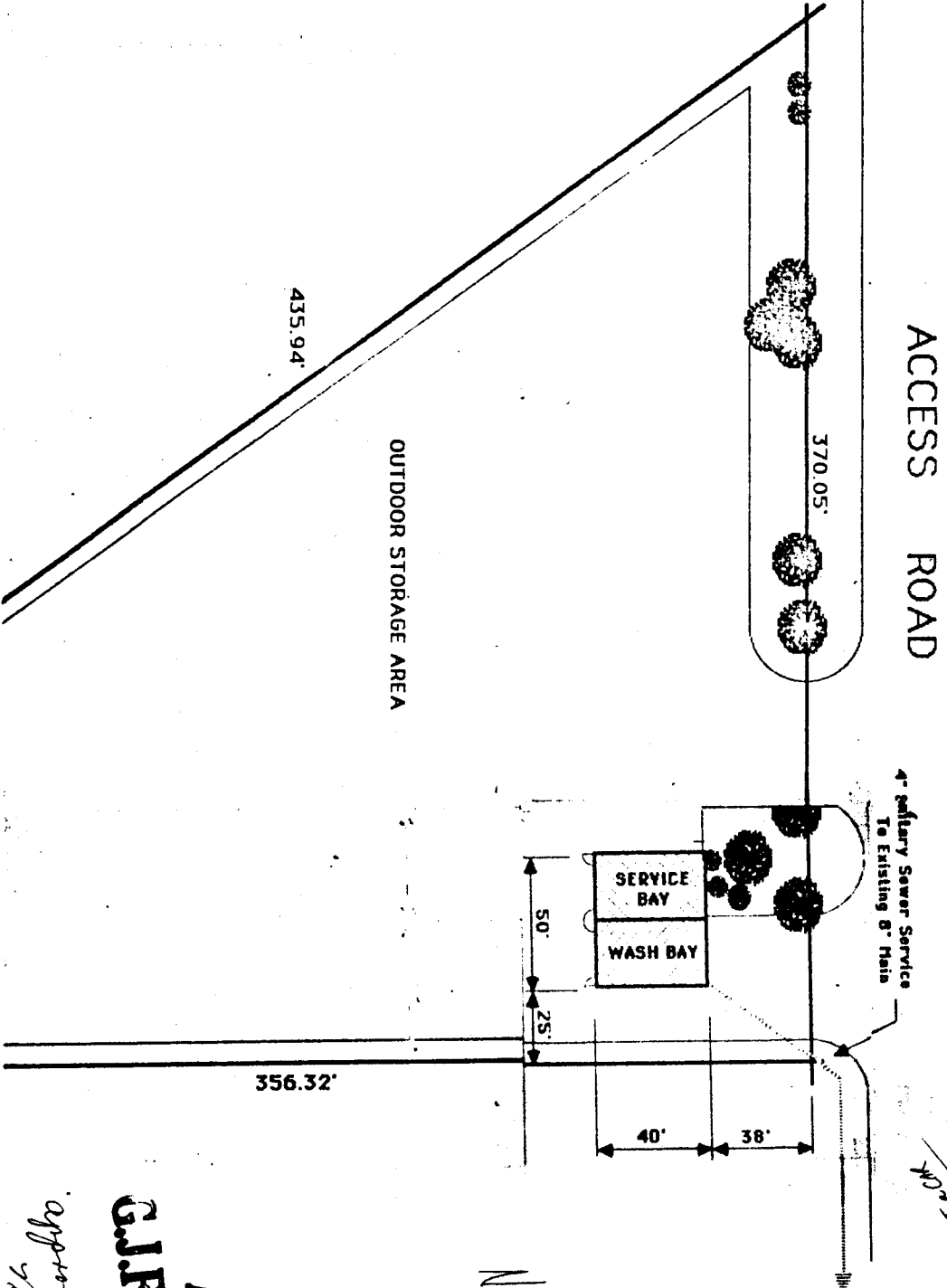
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8/29/85

APPROVED BY: [Signature]

[Signature]  
SIGNATURE



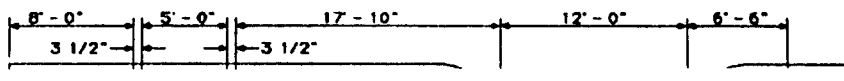
ACCESS ROAD

OUTDOOR STORAGE AREA

4" galley Sewer Service  
To Existing 8" Main

SERVICE BAY  
WASH BAY

EXISTING  
THE HYDRA  
Bigger font OK



Natural Car Rental

243-6626

**APPROVED**

G.J.F.D. Date August 14, 1985

Approved for Building Permit  
The fee for plan required  
for fire, zoning and sign for

Ken Cox 243-6140