

DATE SUBMITTED: July 10, 1986

PERMIT # 25818

FEE \$ 50.00

PLANNING CLEARANCE (minor change)

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1919 PALMER ST

SQ. FT. OF BLDG: 6470

SUBDIVISION: ORCHARD MESA HTS

SQ. FT. OF LOT: 38750

FILING # _____ BLK #19+20 LOT #1-7, 18-19+

NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER:
2945-261-15-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
3

PROPERTY OWNER: PAUL D. & MAUIS D. McNEU

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 106 E. ALCOVE DR., Gr. Jct.

Wash + Service

PHONE: 241-2738

DESCRIPTION OF WORK AND INTENDED USE:
Addition + Remodel.

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

FOR OFFICE USE ONLY

ZONE: H-D

FLOODPLAIN: YES _____ NO

SETBACKS: F EXISTING S 5' R 40'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 20'

CENSUS TRACT #: 13

PARKING SPACES REQ'D: EXISTING

TRAFFIC ZONE: 80

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: APPROVED AS A MINOR CHG TO EXISTING USE

C.O. release 10-10-86

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.)

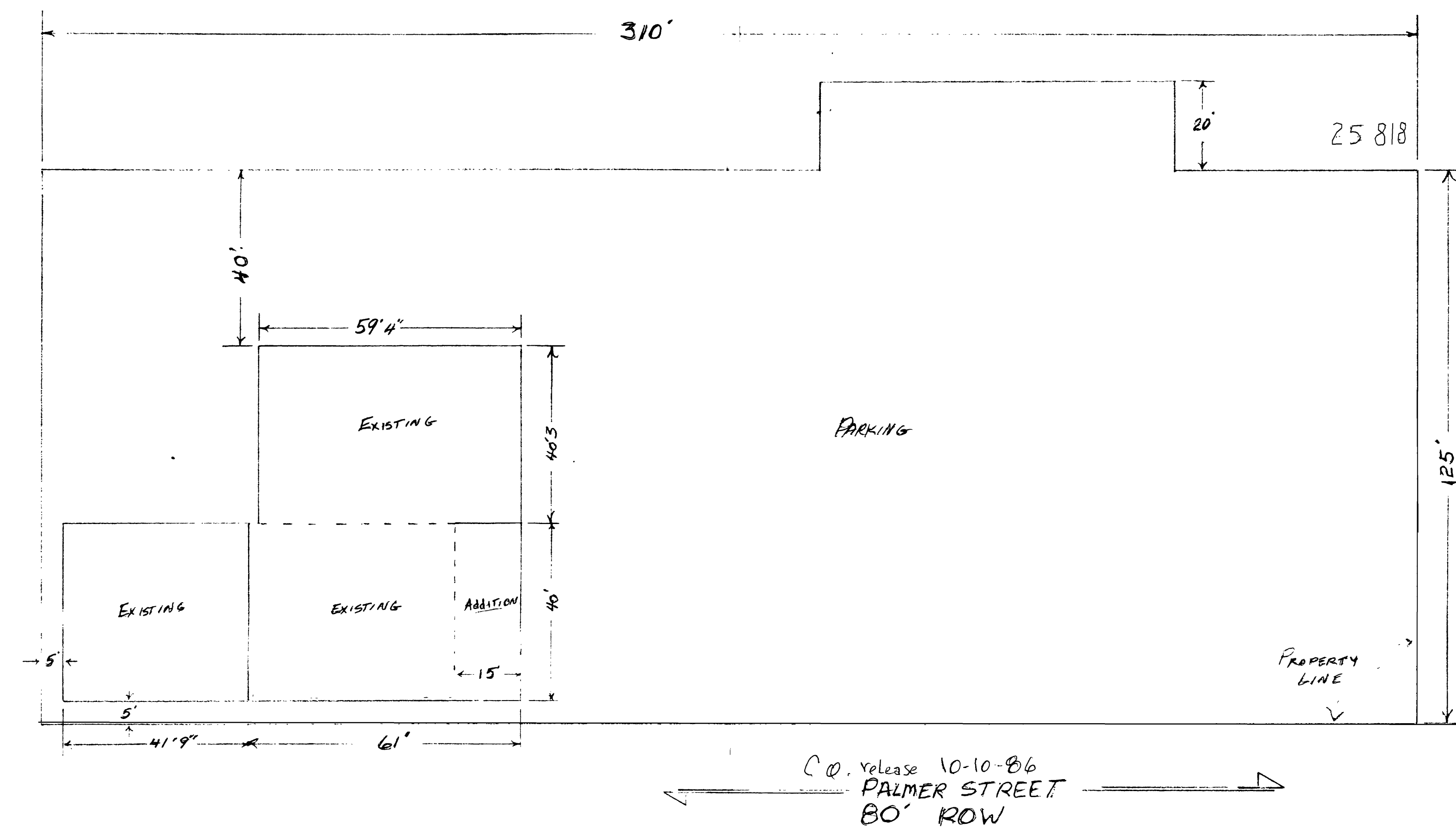
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: July 10, 1986

[Signature]
SIGNATURE

APPROVED BY: [Signature]



LEGAL DESCRIPTION: LOTS 1 TO 7 BLOCK 20 + LOTS 18 & 19 BLK
 19 ORCHARD MESA HTS + VACATED ST.
 BETWEEN BLKS. 19 & 20
 TAX PARCEL NO. 2945-261-15-008
 BUILDING SQ. FT. - 6470'

PAUL McNEW - PAULS TRUCK WASHING SERV	
1919 PALMER ST, GR. JCT, CO.	
CONSTRUCTION SERVICES	
226 30 RD, GR. JCT, CO	
DATE: 7-8-86	DRAWN BY: N FRIEND
SCALE: 1" = 20'	PAGE: 1 OF 2