

DATE SUBMITTED: 1/24/86

PERMIT # 24818

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1919 Palmer

SQ. FT. OF BLDG: _____

SUBDIVISION: Orchard Mesa Hgts.

SQ. FT. OF LOT: _____

FILING # 1-7 19-19 BLK # 19 LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-261-15-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Paul's Truck Wash

USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: Above.

Truck Wash.

PHONE: 242-0778

DESCRIPTION OF WORK AND INTENDED USE:

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

Small Addition to existing Bldg.

FOR OFFICE USE ONLY

ZONE: H O.

FLOODPLAIN: YES _____ NO X

SETBACKS: F _____ S _____ R _____

GEOLOGIC HAZARD: YES _____ NO X

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 8

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: SD

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

C.O. released 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.)

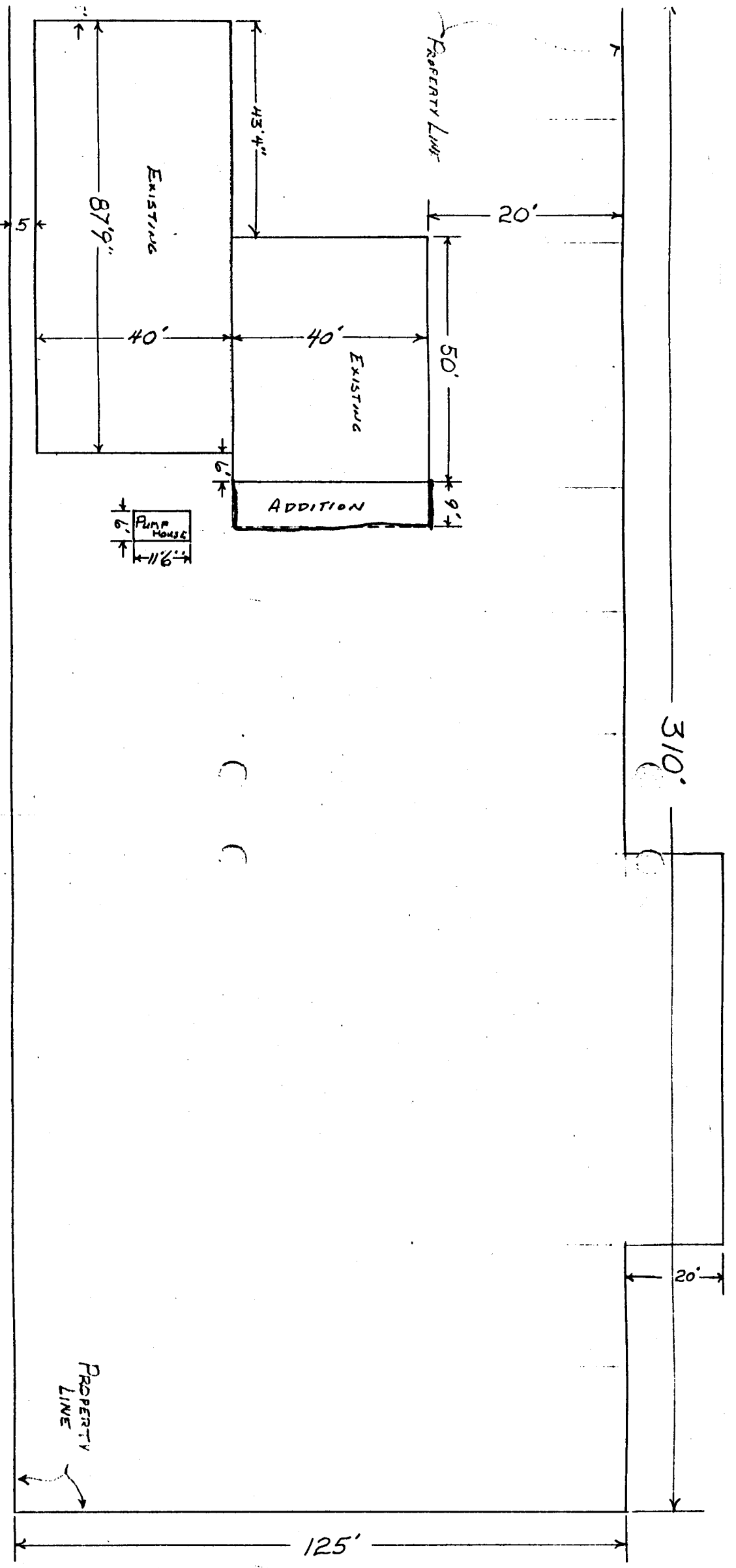
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 1/24/86

APPROVED BY: Don

[Signature]
SIGNATURE



PALMER STREET
 80' R.O.W.

FIG. 1 DESCRIPTION: LOTS 1 TO 7 BLOCK 20 + LOTS 18 + 19 BLK.
 19 GRADUATED RES. TRCE. + VACATED ST.
 BETWEEN BLKS. 19 & 20.
 SCHEDULE 1, S.E. - 2945-261-15-008

Mr. PAUL D. McNEW
PAUL'S TRUCK WASH AND SERVICE
1919 PALMER STREET
GRAND JUNCTION, COLORADO