

DATE SUBMITTED:

9-26-90

10/4/90

PERMIT #

37046

FEE

910.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 427 S. 4th ST.

SQ. FT. OF BLDG: _____

SUBDIVISION: City of G.J.

SQ. FT. OF LOT: _____

FILING # _____ BLK # 116 LOT # 17-18

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 44-003
2945-143-38-017

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: NOTTY INVESTMENTS

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 405 PITKIN AVE

CAR WASH

PHONE: 245-0101

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.

CAR WASH.

CASHIER & CUSTOMER WAITING AREAS

FOR OFFICE USE ONLY

ZONE: I-1

FLOODPLAIN: YES _____ NO

SETBACKS: F S R

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: _____

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 9

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: 43

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.)

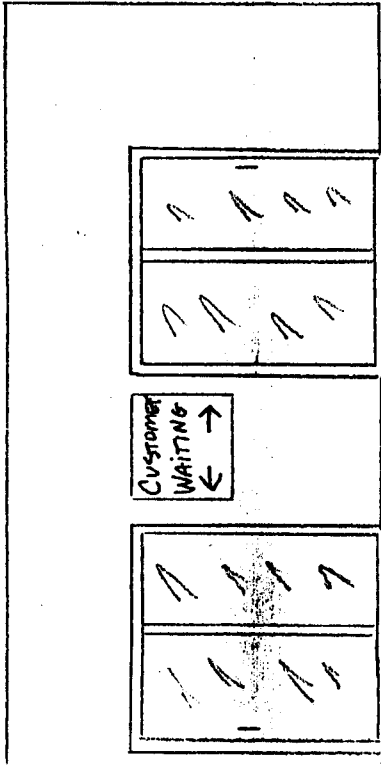
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

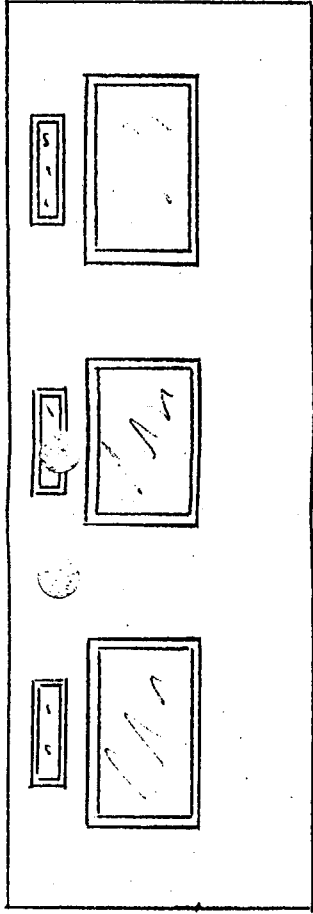
DATE APPROVED: Sept. 26, 1990

APPROVED BY: [Signature]

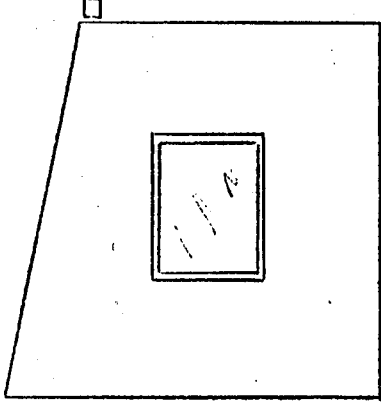
[Signature]
SIGNATURE



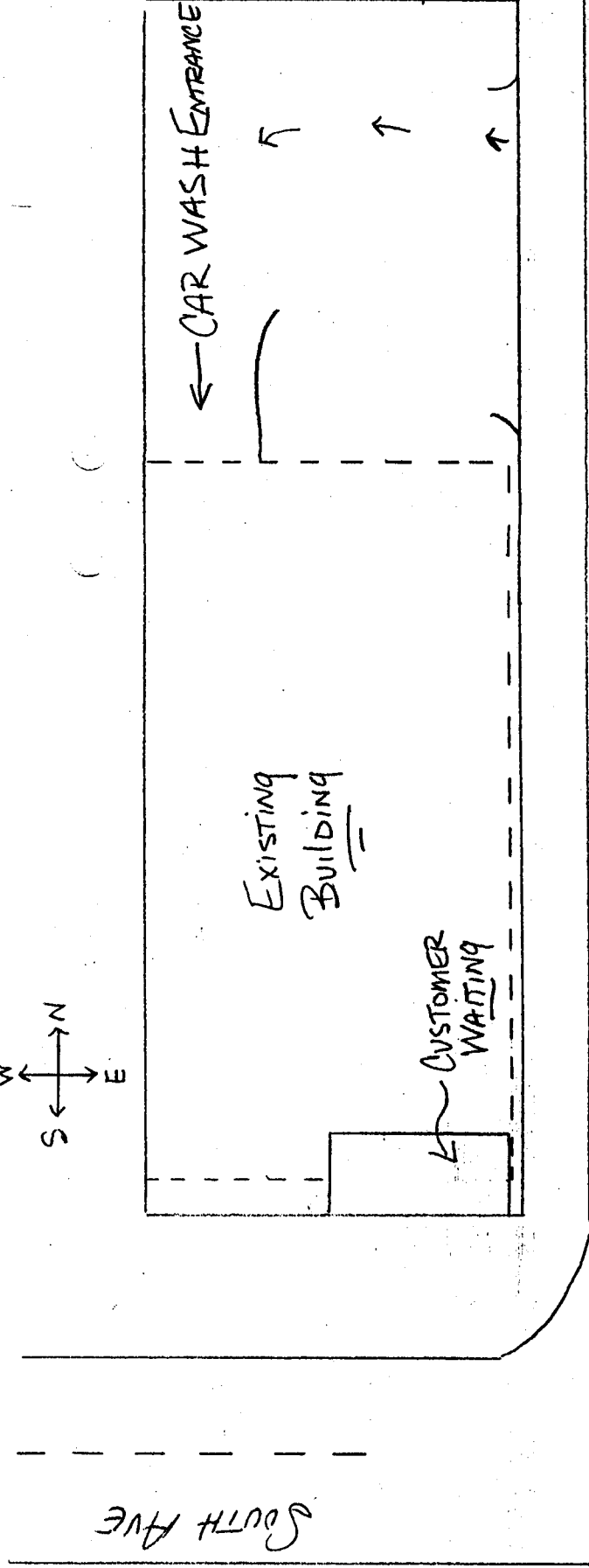
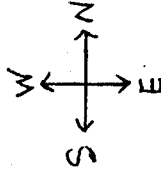
NORTH SIDE VIEW



SOUTH SIDE VIEW

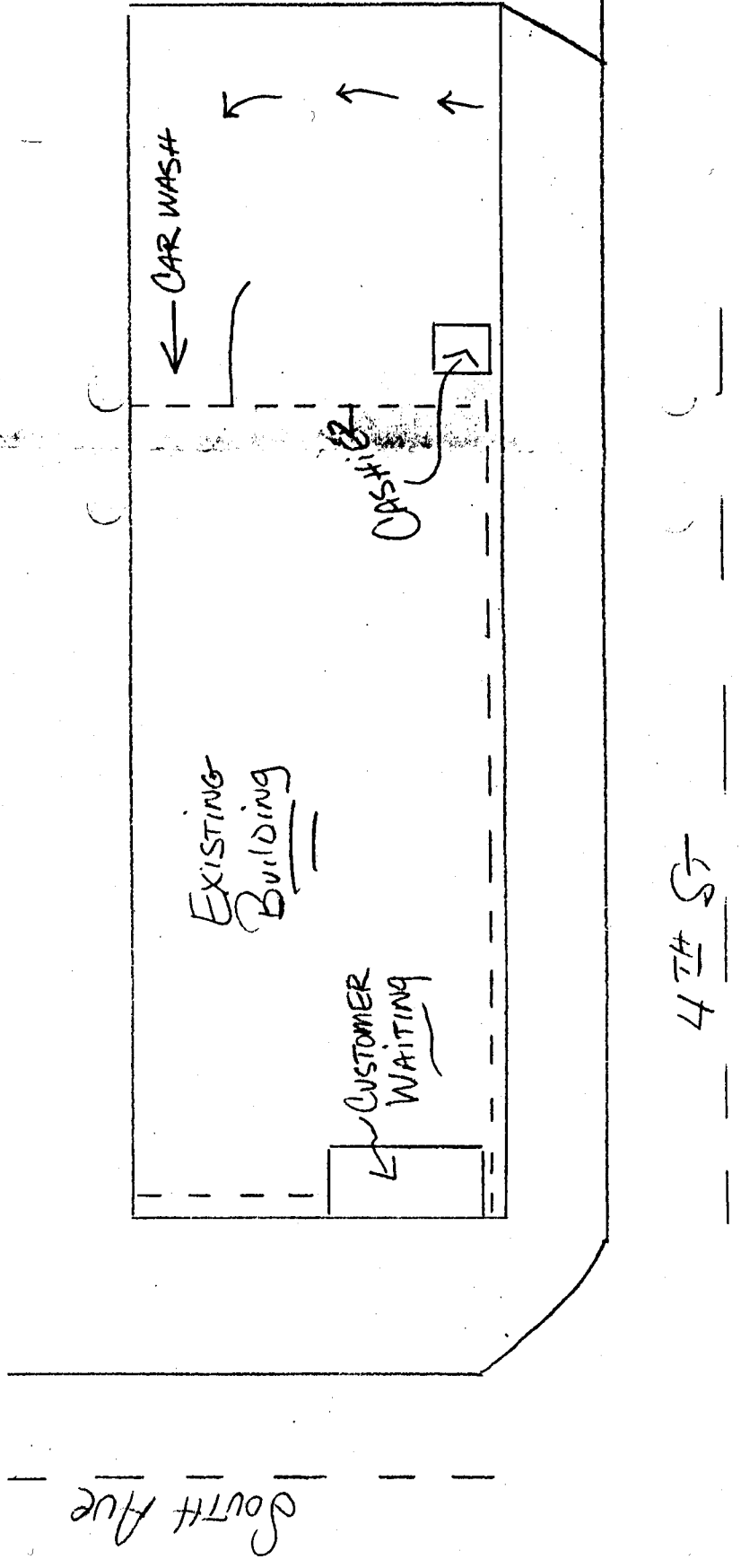
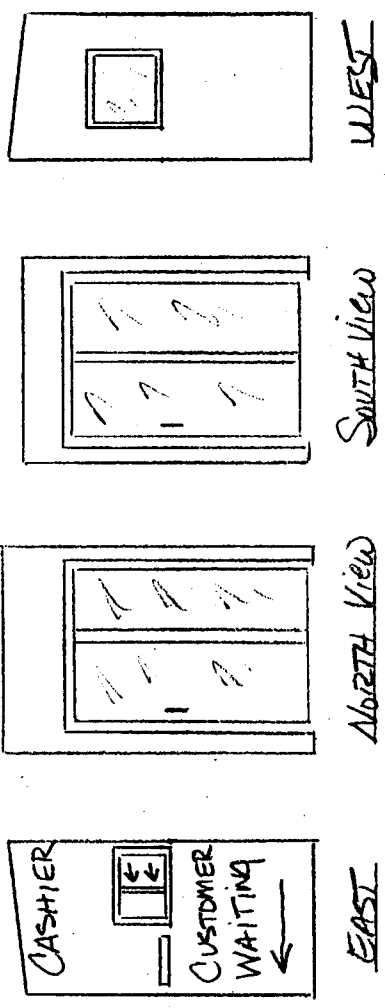
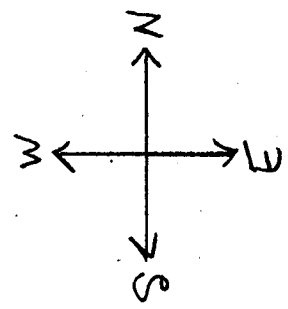


WEST END VIEW



ACCEPTED *Sept 26 (1902)*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERTY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

ACCEPTED PLAN 261920 FOR
 ANY CHANGE OF SETBACKS MUST BE
 DELETED FROM PLANT'S
 APPROVED BY THE CITY PLANNING
 DEPT. TO IDENTIFY EASEMENTS
 AND PROPERTY LINES.



South Ave

4TH ST