

DATE SUBMITTED: 3/30/90

PERMIT # 35499

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 427 S 4TH ST.

SQ. FT. OF BLDG: 4,000

SUBDIVISION: City

SQ. FT. OF LOT: 6,250

FILING # 9622 BLK # 146 LOT # 17 & 18

NUMBER OF FAMILY UNITS: NONE

TAX SCHEDULE NUMBER:
2945-143-38-017

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
TWO

PROPERTY OWNER: SCOTT INVESTMENT

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 405 PITKIN AVE

STORAGE

PHONE: GRAND JCT, CO 81501
245-0181

DESCRIPTION OF WORK AND INTENDED USE:

REMOVAL FOR CAR WASH

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: I-1

FLOODPLAIN: YES _____ NO

SETBACKS: F 0' S 0' R 0'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 65'

CENSUS TRACT #: 9

PARKING SPACES REQ'D: STACKING AREA

TRAFFIC ZONE: 44

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

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.

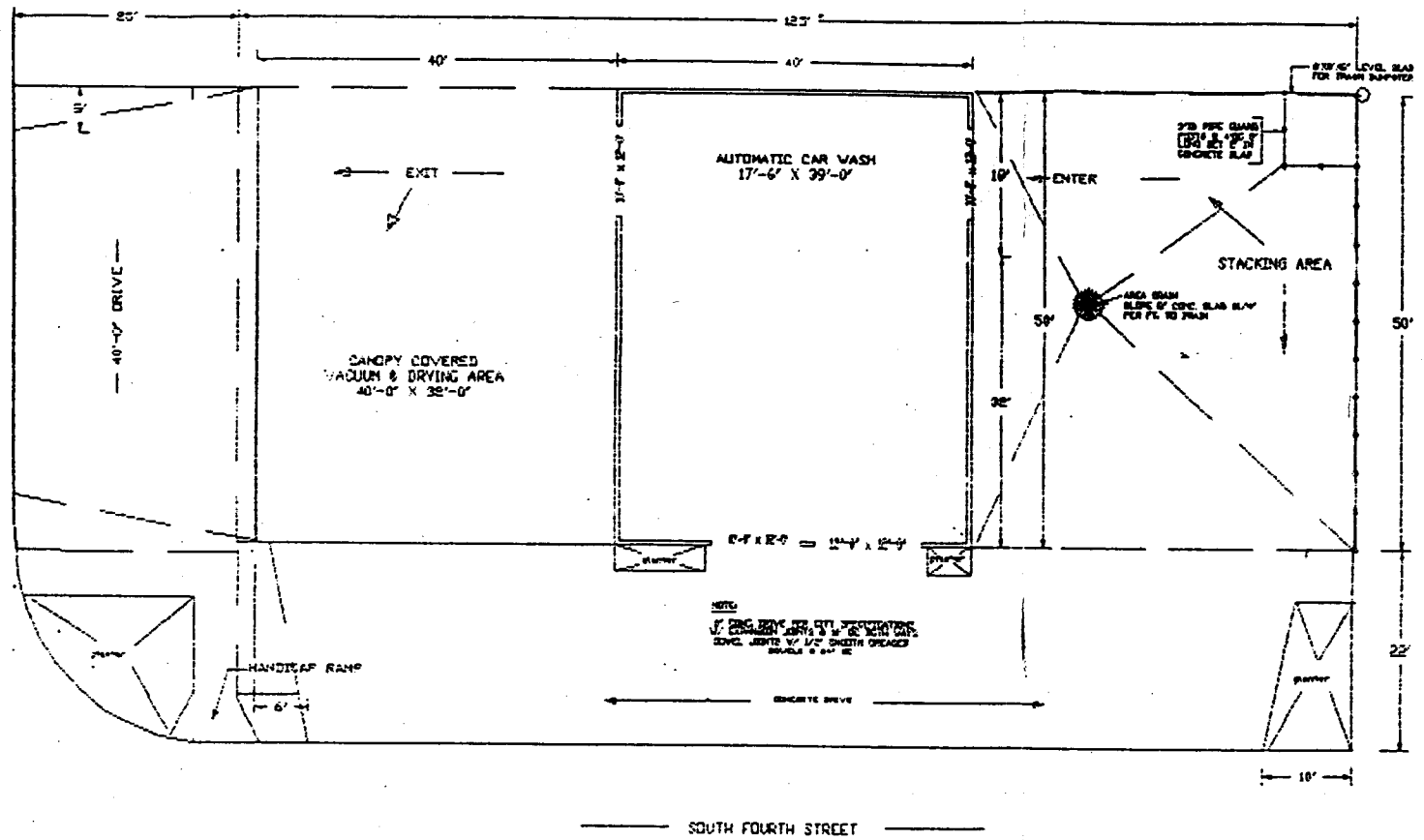
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 4/3/90

APPROVED BY: Paul Metzger

[Signature]
SIGNATURE

SOUTH AVENUE



ACCEPTED 4/3/90 KBN
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCOTTY'S WASH & LUB
 4TH S. SOUTH
 GRAND JUNCTION CO.
 PHELPS NEWELL CONST INC