

DATE SUBMITTED: 5/23/90

PERMIT # 35998

FEE N/A

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2442 F Road

SQ. FT. OF BLDG: 2394

SUBDIVISION: Fisher

SQ. FT. OF LOT: 22,000

FILING # _____ BLK # _____ LOT # 4

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:
2945-043-01-018

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
NONE

PROPERTY OWNER: Margaret Moses

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2666 Paradise Dr.

PHONE: 242-0589

DESCRIPTION OF WORK AND INTENDED USE:
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: A.O.

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S _____ R 30-89

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 9

PARKING SPACES REQ'D: as per plan file #30-89

TRAFFIC ZONE: 5

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: specific Landscape plan to be approved prior to C.O.

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: 5/23/90

M. Lane Moses
SIGNATURE

APPROVED BY: [Signature]
c/o 3/8/91