

DATE SUBMITTED: 9-17-91

PERMIT NO. 40200

FEE \$ 10.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: ³⁰⁵325 VTE

SQ. FT. OF BLDG: 2310

SUBDIVISION: CITY OF GRAND JCT.

SQ. FT. OF LOT: 26,500

FILING NO. 1 THRU 8 &
BLK NO 141 LOT NO. W 9

NO. OF FAMILY UNITS: 0

TAX SCHEDULE NO: 2945-143-34-004-003
AND 019

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER: VIRGIL Z. VAN DYKE

USE OF EXISTING BUILDINGS:

ADDRESS: 2592 FRUITRIDGE DR.

TELEPHONE: 243-1348

DESCRIPTION OF WORK AND INTENDED USE:
CONSTRUCT FLOOR + SUMPS FOR CAR WASH
BUILDING TO BE MOVED ON -- & BUILD 10' X 35' STORAGE

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE C-2

FLOODPLAIN: YES NO

SETBACKS: FRONT 50ft from Ch.

GEOLOGIC HAZARD: YES NO

SIDE 0 REAR 0

CENSUS TRACT: 1

MAXIMUM HEIGHT 40

TRAFFIC ZONE: 42

LANDSCAPING/SCREENING REQUIRED:
25% of 1st 5' ft. of
portage

SPECIAL CONDITIONS:
specific landscape plan to be
submitted prior to C.O.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

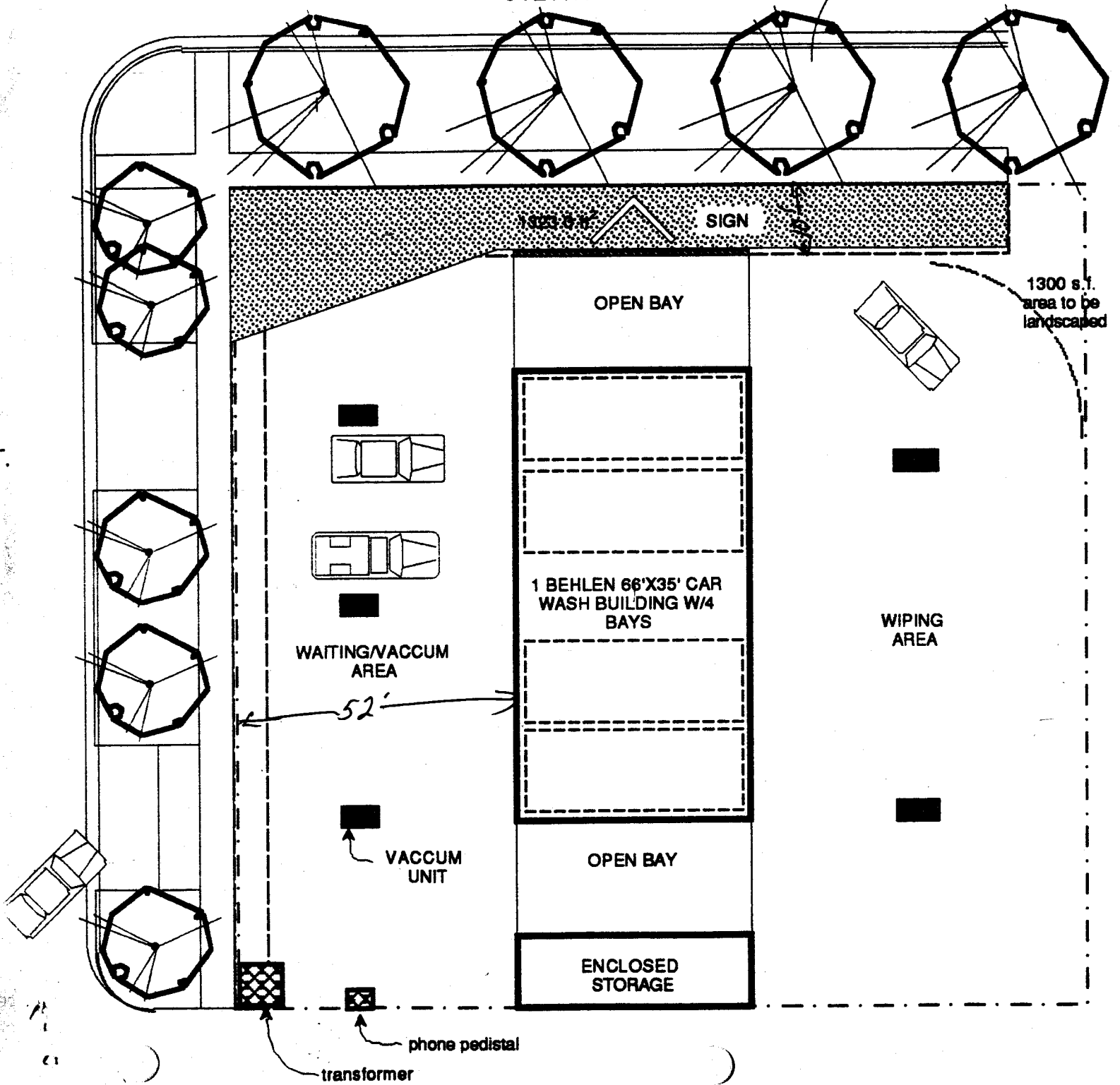
[Signature]
Department Approval
9/20/91
Date Approved

[Signature]
Applicant Signature
9/16/91
Date

*** Valid for six months from date of issuance (Section 9-3-2.D Grand Junction Zoning and Development Code).

UTE AVE

243-1348
Vogel Van Dyke



1300 s.f.
area to be
landscaped

ACCEPTED 9/20/91 *Keller*
 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.

WAITING/VACCUM
AREA

52'

VACCUM
UNIT

OPEN BAY

1 BEHLEN 66'X35' CAR
WASH BUILDING W/4
BAYS

WIPING
AREA

OPEN BAY

ENCLOSED
STORAGE

transformer
phone pedistal