

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 54021

HCP  
P.C.

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

3001-2870-03-3 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2823 NORTH AVE, G.J.</u>	TAX SCHEDULE NO. <u>2943-182-00-075</u>
SUBDIVISION _____	<del>COVER EXISTING WAND WASH AREA</del> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>900</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) <u>2327±</u>
(1) OWNER <u>DON KUZEL</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>0</u> THIS CONSTRUCTION
(1) ADDRESS _____	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-0615</u>	USE OF EXISTING BLDGS <u>CAR WASH</u>
(2) APPLICANT <u>BOB WITHERS</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>ENCLOSE</u>
(2) ADDRESS <u>2682 DELMAR DR., G.J.</u>	<u>EXISTING "WAND" WASH AREA</u>
(2) TELEPHONE <u>242-8233</u>	

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) or <u>53'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>0'</u> from PL Rear <u>0'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>7</u> T.ZONE <u>39</u> ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Bob Withers Date 10/26/95  
 Department Approval Ronnie Edwards Date 10/26/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in current use  
 Utility Accounting Millie Fowler Date 10-26-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

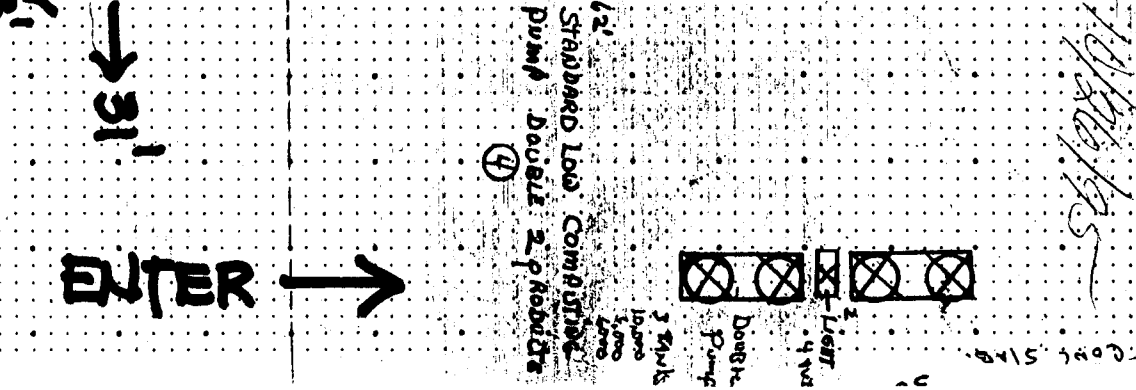
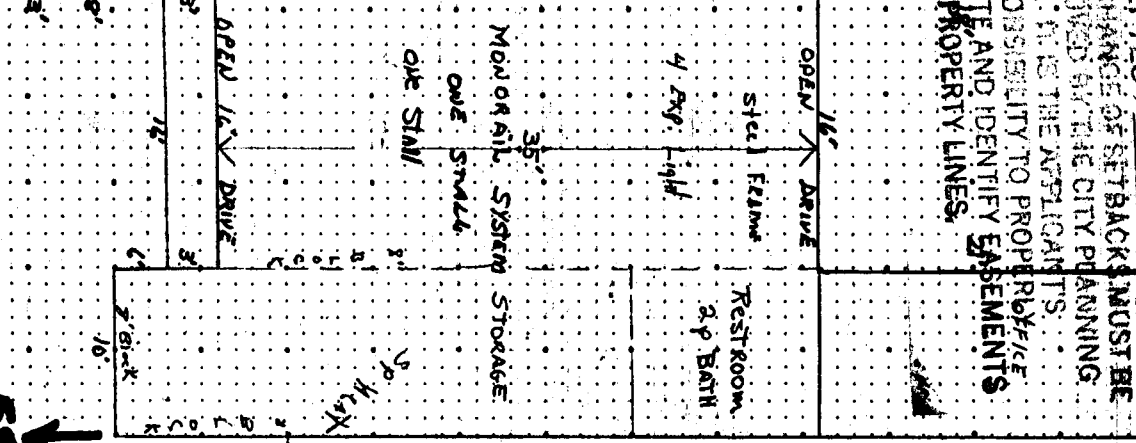
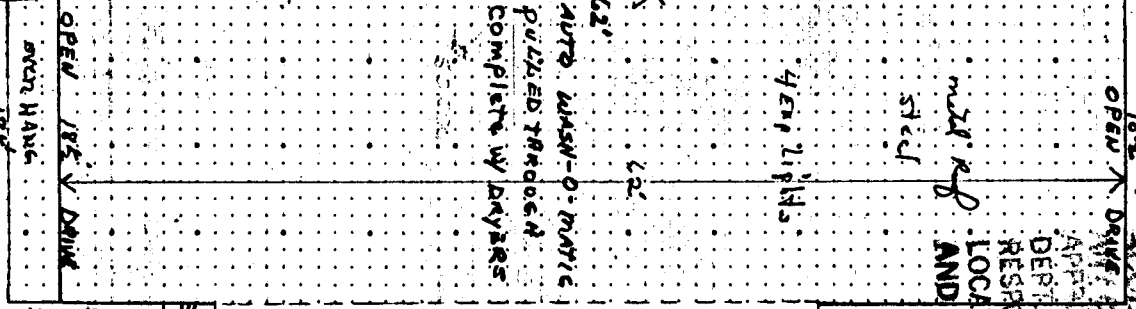
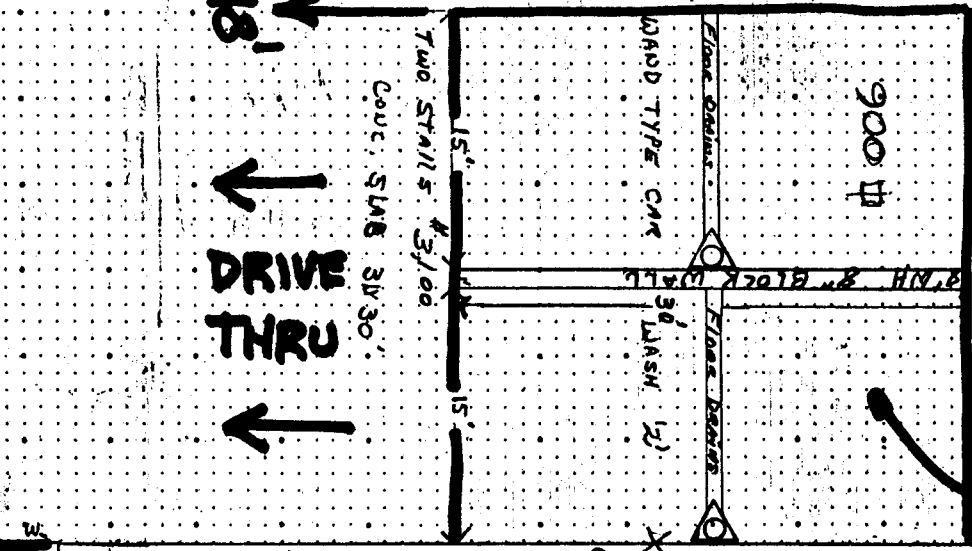
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**PROPOSED COVER OVER EXISTING WASH WASH AREA**

**DRIVE THRU**

**DRIVE THRU**

ACCEPTED 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.



**ENTER**

230. Remodel 1977

NORTH AVE

AREA OF BUDG. 2327

*10/10/75*

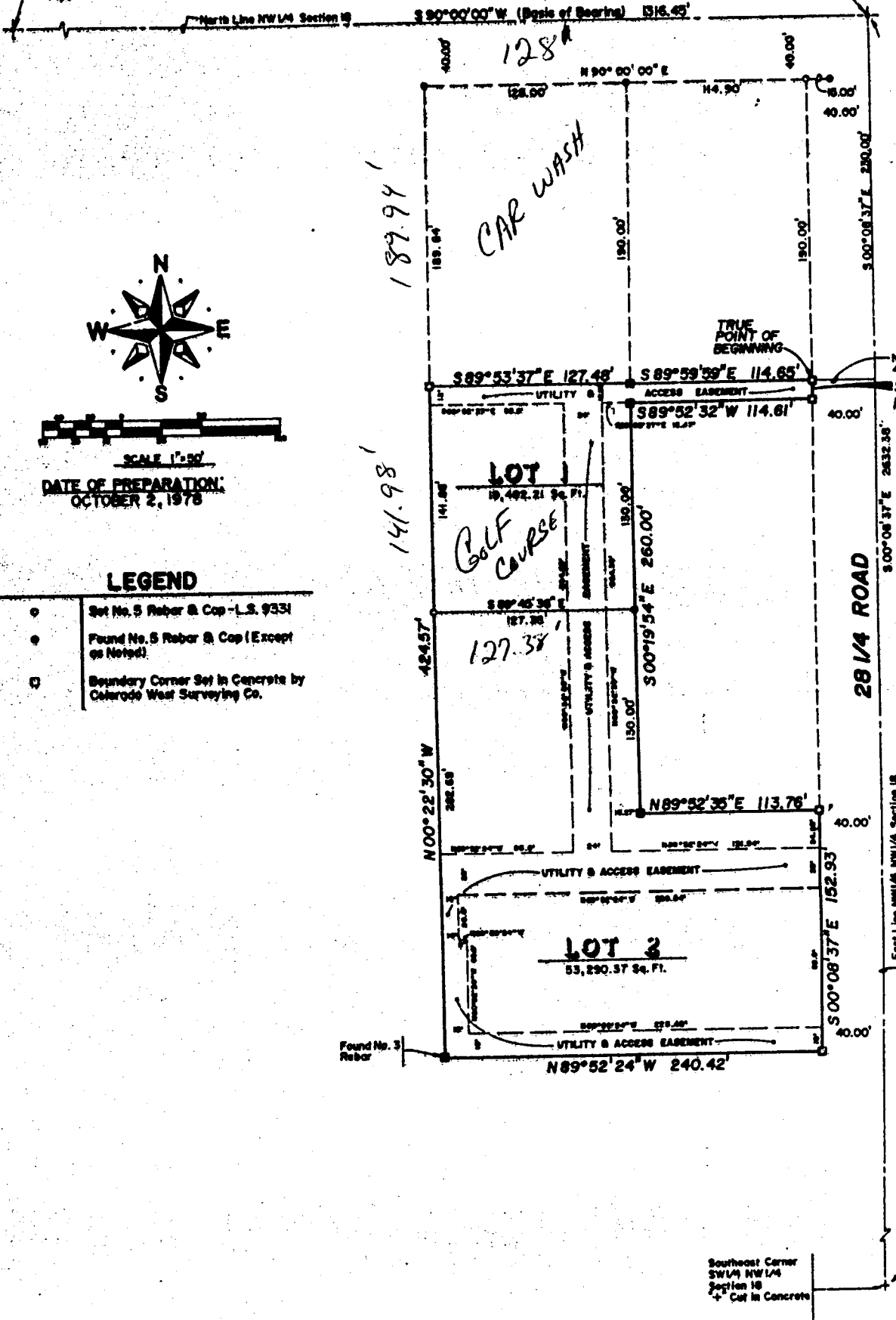


# CITY OF GRAND MESA COUNTY,

Northwest Corner NW1/4 Section 18, T15, R1E, U1M.  
Found 2 1/2" Pipe With 1" Rod And 2" Cut Inside Pipe

Northeast Corner NW1/4 NW1/4 Section 18  
Found Nails Ball

**NORTH AVENUE (80')**



SCALE 1"=30'  
DATE OF PREPARATION:  
OCTOBER 2, 1978

### LEGEND

- Set No. 5 Rebar & Cap - L.S. 9331
- Found No. 5 Rebar & Cap (Except as Noted)
- Boundary Corner Set in Concrete by Colorado West Surveying Co.

Southeast Corner SW1/4 NW1/4 Section 18  
Cut in Concrete

2823 NORTH AVE

2943-1P2-00-075

DPT-AD Form AR 210 1/64-1/79

COMMERCIAL PROPERTY APPRAISAL RECORD

VAA) CITY OR TOWN \_\_\_\_\_ (ABA) SCHEDULE NO. \_\_\_\_\_ (DAI) MAP NO. \_\_\_\_\_ (DAF) TAX AREA \_\_\_\_\_ (AAA) PARCEL NO. 121256

PARCEL: 2943-1P2-00-075 TAC: 19350 ACRES: 0.56

KATHY'S KAR WASH INC

2823 NORTH AVE  
GRAND JUNCTION CO 81501

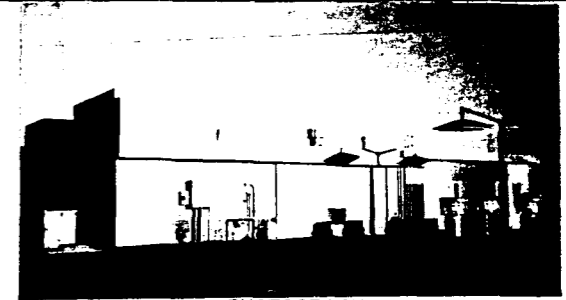
REG AT A PT S 42 FT E W 25 FT S N 89 DEG 54' W 130 FT ER NE COR NW4NW4 SEC 18 T5 1E S 70 DEG 6' E 190 FT N 89 DEG 54' W 128.2 FT N COR 6' W 190 FT S 89 DEG 54' E 128.2 FT TO BEG

1 OF 1

(HBB) VERIFIED SALES PRICE \$

(HBF) VER. CODE

(JFA) ON LAND: \$



PHOTOGRAPH

KATHY'S KAR WASH - INC

AND ATTRIBUTES	DATE OF IMPS: 1966	COMBINATION	HOTEL	(IAA) OCCUPANCY OWNER/TENANT	(IAC) FURNISHED UNFURNISHED	EARNING OR PRODUCTIVE CAPACITY-INCOME APPROACH							
3A PAVED ST. <input checked="" type="checkbox"/>	Percent Built Up %	Apartment	Auto Agency	MS-3-PT		DATE	SALES/RENTAL REFERENCE FILE	(IAD) SUBJECT ECONOMIC RENT	GROSS RENT MULTIPLIER	INDICATED VALUE			
3B GRAV. ST.	TREND	Offices	Medical Clinic										
3C UNIMPROVED	Improving	Store	Nursing Home										
3D SIDEWALK	Static <input checked="" type="checkbox"/>	Rstrnt-Tavern	Warehouse										
3E CURB & GUT	Declining	Motel	CAR WASH										
3F ST. LIGHTS	Blighted	Motor Motel	\$ Gas Pumps										
3G ALLEY	2130	LAND VALUE CALCULATIONS				APPLICATION OF FACTORS POSITIVELY OR NEGATIVELY AND CORRELATION							
3A PUBLIC WAT. <input checked="" type="checkbox"/>	DATE	(BBE) SIZE	COMPARABLE SALES REFERENCE	BASE UNIT VALUE	SIZE	SALES TIME	ADJUSTMENT LOCATION	FACTORS OTHER	COMPOSITE	ADJ. BASE UNIT VALUE	TOTAL LAND VALUE	LOCATION & DESIRABILITY	
3B WELL WAT.	Com'l	24358										FUNCTIONAL USE	
3C PUB. SEWER												RCNLD \$	
3D SEPSYSTEM												COMPARISON	
3E NAT GAS <input checked="" type="checkbox"/>	Consideration of the amount of time required to recognize Potential Value _____ Yrs. Est. Potential Value \$ _____											MARKET APPROACH \$	
3F ELECTRICITY <input checked="" type="checkbox"/>	2230	COST APPROACH										INCOME APPROACH \$	
3A LEVEL <input checked="" type="checkbox"/>	DATE	REPLACEMENT COST NEW	AREA FACTOR	(HAM) ADJ. RCN	PHYSICAL	DEPRECIATION ECONOMIC	FUNCTIONAL	(HAM) RCNLD	LAND VALUE	TOTAL VALUE		APPR. VALUE FOR LOAN \$	
3B HIGH	87	146007	X	.999	=	145860						FINAL ESTIMATE \$	
3C STEEP												OF VALUE \$	
3D LOW													
3E SLOPING	MARKET VALUE IN THE ORDINARY COURSE OF TRADE (TOTAL PROPERTY)						ACTUAL VALUE			ASSESSED VALUE			
3F HILLY	SALES REFERENCE NAME/NO.	IND. VALUE PER SQ. FT.	ADJUSTMENTS	ADJ. VALUE PER SQ. FT.	SUBJECT SQ. FT. AREA	SUBJECT INDIC. VALUE	YEAR	(GBD) LAND	(FBC) IMPS.	TOTAL	LAND	IMPS	TOTAL
3A RET. WALL	128.2 X 125 = 16025	X 7.50 =	120188		141021		85	91214	134616		26450	39040	65490
3A REPRESENTATIVE SHAPE	128.2 X 65 = 8333	X 2.50 =	20833				87	146001	145860	286881	40900	42300	83200
3B IRREGULAR SHAPE													
3C CUL-DE-SAC													
3D CORNER LOT													
3E VIEW													
3F NON ST. FRONT													
APPR. BY (AV) <u>JBW</u> DATE (AV) <u>7-86</u> REV'D BY (AV) _____ DATE (AV) _____													

North  
Arrow

EXISTING VAND TYPE  
CAR WASH 30' X 50'  
PROPOSED 30' X 50'  
METAL BUILDING COVER  
(DRIVE THROUGH)  
- SEE ATTACHED D&C SHEET

EXISTING 2' MINIMUM  
THICK CONCRETE SLAB

45' ±

25'-0" ±

TO  
EXISTING DRAINAGE  
DITCH

