

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

②

BLDG PERMIT NO. <u>89968</u>
FILE # <u>—</u>

PLANNING CLEARANCE
 (multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 305 UTE AVE
 SUBDIVISION City of Grand Jct
 FILING — BLK 141 LOT 1-8:14 1/2
 OWNER DAVE VAN DYKE
 ADDRESS 2703 CARIBBEAN DR
 TELEPHONE 243-5790
 APPLICANT ROB ROWLANDS
 ADDRESS 917 MAIN ST
 TELEPHONE 241-1903

TAX SCHEDULE NO. 2945-143-34-019;003;004
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ 42,790.00
 ESTIMATED REMODELING COST \$ 10,000
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS CAR WASH/STORAGE
 DESCRIPTION OF WORK & INTENDED USE:
ADD ROOF TO OPEN BAY & INSTALL
AUTO CAR WASH EQUIPMENT

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-1 SPECIAL CONDITIONS: None
 PARKING REQUIREMENT: N/A
 LANDSCAPING/SCREENING REQUIRED: YES — NO X GENSUS TRACT — TRAFFIC ZONE — ANNEX —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the Grand Junction Zoning and Development 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 that 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's Signature [Signature]

Date 6/19/03

Department Approval [Signature]

Date 6/19/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>6/19/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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



RE: Van's Car Wash
6-18-03
Tax ID #2945-143-34-019;003;004

Senta Costello
City Community Development
250 N. 5th St
Grand Junction, CO 81501

SUBJECT: Planning clearance for Van's Car Wash, 305 Ute Ave

Dear Senta,

Per our conversation of this afternoon, I am writing this letter to address the cost of the proposed improvements to the existing car wash.

I met with the General Contractor this afternoon and reviewed his Schedule of Values for this remodel. The cost to construct a new roof/walls in the existing outdoor bay is \$10,000. (I have attached a reduced copy of the site plan, which shows this scope of work) The other costs required for this project are equipment, and the electrical and plumbing requirements for this equipment. Therefore, this cost is less than 25% of the value of this building which we determined to be \$42,790.00 based on the assessor's tax information.

If you have any other questions, please contact me.

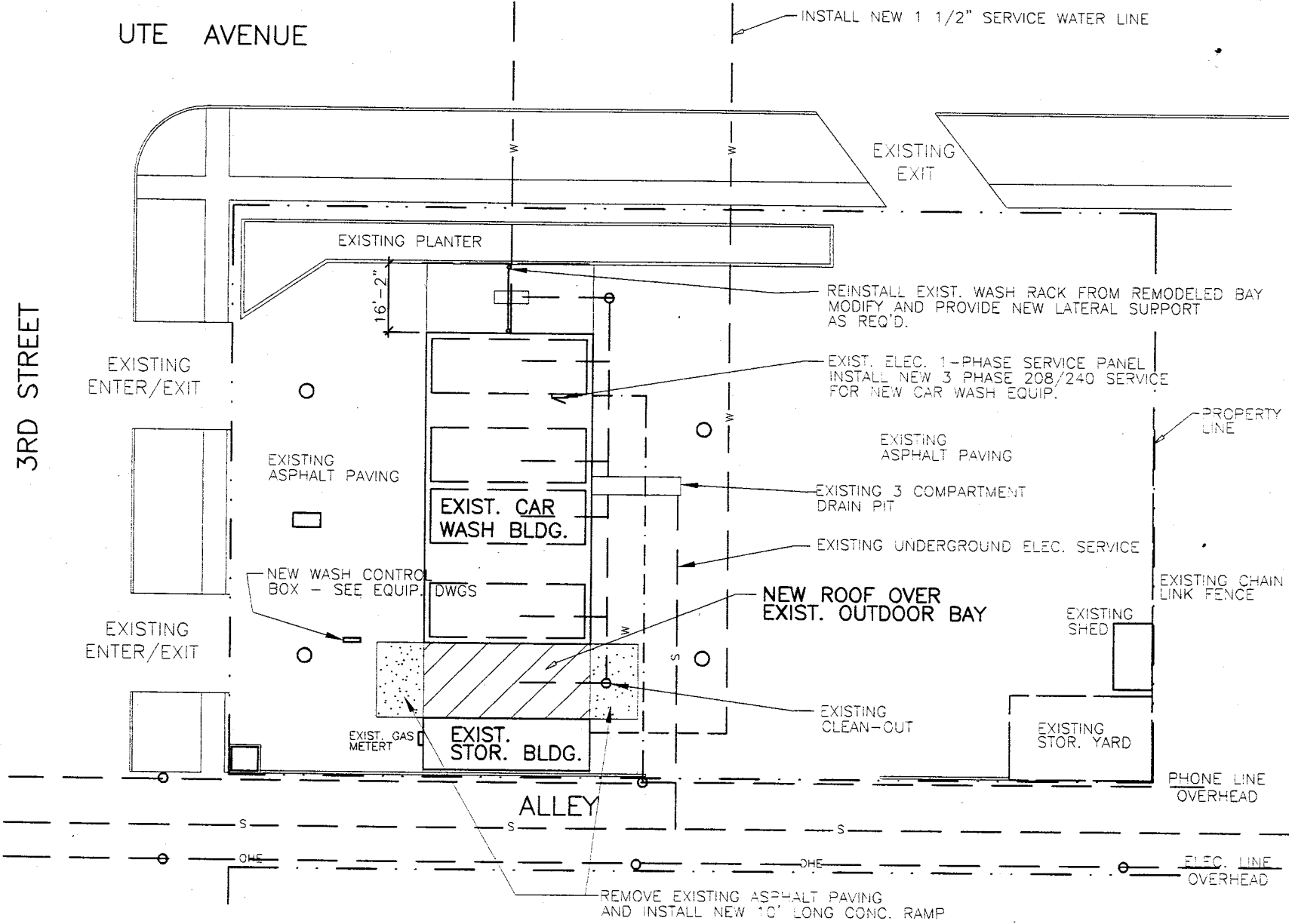
Sincerely,

A handwritten signature in black ink, appearing to read 'RDR', written over a stylized, light-colored graphic element.

Robert D. Rowlands, Architect
Design Specialists, P. C.
Architects and Planners

RDR/lmc

Attachment



3RD STREET

UTE AVENUE

ALLEY

SITE PLAN
SCALE: 1"=20.00'



INSTALL NEW 1 1/2" SERVICE WATER LINE

EXISTING EXIT

EXISTING PLANTER

16'-2"

REINSTALL EXIST. WASH RACK FROM REMODELED BAY
MODIFY AND PROVIDE NEW LATERAL SUPPORT
AS REQ'D.

EXISTING ENTER/EXIT

EXIST. ELEC. 1-PHASE SERVICE PANEL
INSTALL NEW 3-PHASE 208/240 SERVICE
FOR NEW CAR WASH EQUIP.

EXISTING ASPHALT PAVING

EXISTING ASPHALT PAVING

PROPERTY LINE

EXIST. CAR WASH BLDG.

EXISTING 3 COMPARTMENT DRAIN PIT

NEW WASH CONTROL BOX - SEE EQUIP.

EXISTING UNDERGROUND ELEC. SERVICE

EXISTING CHAIN LINK FENCE

EXISTING ENTER/EXIT

NEW ROOF OVER EXIST. OUTDOOR BAY

EXISTING SHED

EXIST. GAS METERT

EXIST. STOR. BLDG.

EXISTING CLEAN-OUT

EXISTING STOR. YARD

PHONE LINE OVERHEAD

REMOVE EXISTING ASPHALT PAVING
AND INSTALL NEW 10' LONG CONC. RAMP

ELEC. LINE OVERHEAD