

Planning \$ 10.00	Drainage \$ —
TCP \$ N/A	School Impact \$ —

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 603 29 Road
 SUBDIVISION Plaza 29
 FILING _____ BLK _____ LOT 7+8
 OWNER Donny Eilts
 ADDRESS 464 33 Rd
 CITY/STATE/ZIP Clifton Colo 81520
 APPLICANT Same as above
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE 970 523 9516

TAX SCHEDULE NO. 2943-053-53-007+008
 SQ. FT. OF EXISTING BLDG(S) ~~4,500~~ 2028
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Car wash

DESCRIPTION OF WORK & INTENDED USE: move
vacuums + re-pave

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 <u>B-1</u> SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL MAX. HEIGHT <u>N/A</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>—</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>NO changes</u> SPECIAL CONDITIONS: <u>Need electrical permit to move vacuums</u>
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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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

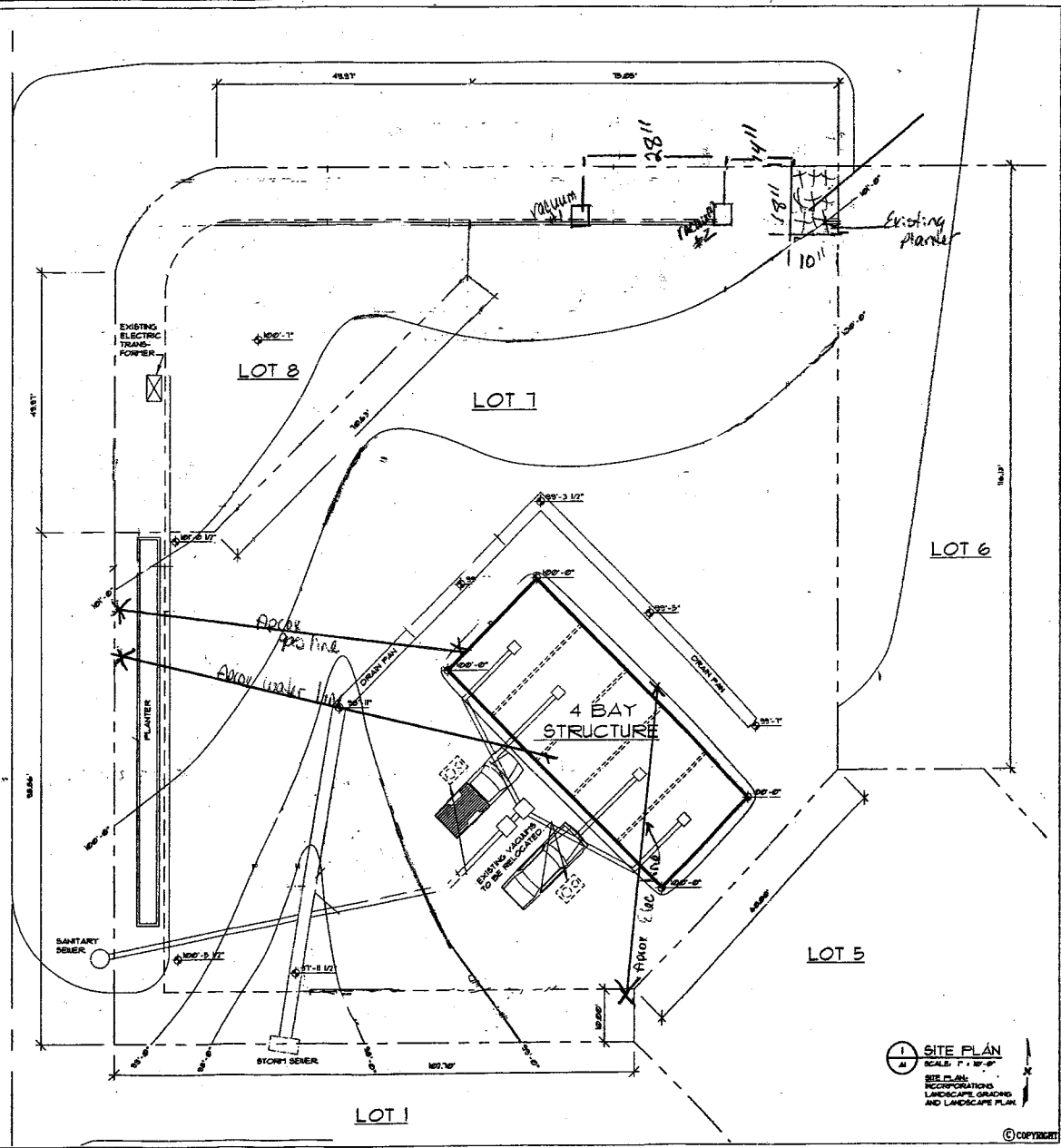
Applicant's Signature Donny Eilts Date 2/19/04
 Department Approval Joni V. Bowen Date 2-19-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>35016-18824 acct</u>
Utility Accounting <u>Katelsberry</u>	Date <u>2/19/04</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)

PROJECT DESCRIPTION:
 THE EXISTING CAR WASH CALLS FOR THE RELOCATION OF EXISTING VACUUM CLEANERS TO NEW LOCATIONS



APPROVED FOR CONSTRUCTION
Lu U. Brown 2-19-04
 Community Development Department Date

1 SITE PLAN
 SCALE: 1" = 10'-0"
 SITE PLAN, RECONFIGURATIONS, LANDSCAPE, GRADING AND LANDSCAPE PLAN

O'BRYAN PARTNERSHIP, INC.
 ARCHITECTS - AIA

ARCHITECTURE, PLANNING, INTERIORS
 P. O. Box 2775
 626 1/2 Ave. South, Suite 9
 Mesa, CO 80469
 Tel: 303.664.1133
 Fax: 303.664.2316
 www.obpartners.com

CAR WASH
 LOTS 7 & 8, "29" ROAD
 MESA COUNTY, COLORADO

Revisions:
 1-15-03 OWNER COMMENTS
 1-26-04 OWNER & CITY COMMENTS

Date: 7/23/02

Project No: MM-020723

Drawn by: GK

Checked by: KAO

A1

SITE PLAN

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