

DATE SUBMITTED: 6-7-93
(8-17-93)

#86 93

PERMIT NO. 46182
FEE \$ PAID

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2224 SANFORD DR.

SQ. FT. OF BLDG: 10x36 360 sq FT

SUBDIVISION SELLARS

SQ. FT. OF LOT: 44,000 sq. FT.

FILING # _____ BLK # 5 LOT # 7

NO. OF FAMILY UNITS: none

TAX SCHEDULE # 2701-313-05-015

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: none

OWNER Bruce Gublikson

USE OF EXISTING BUILDINGS: _____

ADDRESS 166 EDLUN

TELEPHONE: 241-0401

DESCRIPTION OF WORK AND INTENDED USE: Used Heavy Duty TRUCK SALES

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

FOR OFFICE USE ONLY

ZONE I-1

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT 35' from Centerline
at R.O.W.

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 0' REAR 0'

CENSUS TRACT: 9 TRAFFIC ZONE: 7

MAXIMUM HEIGHT 65'

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED:
SEE #86-93

SPECIAL CONDITIONS: SEE #86-93
File

Original
Do NOT Remove
From Office

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

[Signature]
Applicant Signature

8-17-93
Date Approved

6/7/93
Date

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