

DATE SUBMITTED: 2/17/93

PERMIT NO. 44154 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 766 VALLEY COURT SQ. FT. OF BLDG: _____

SUBDIVISION VALLEY WEST SQ. FT. OF LOT: _____

FILING # 3 BLK # _____ LOT # 19 NO. OF FAMILY UNITS: _____

TAX SCHEDULE # 2697-361-03-009 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NONE

OWNER BASIN TRANSPORT USE OF EXISTING BUILDINGS: NONE

ADDRESS 766 VALLEY COURT

TELEPHONE: _____ DESCRIPTION OF WORK AND INTENDED USE: TRUCK PULLING FACILITY

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 DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: FRONT 0 GEOLOGIC HAZARD: YES _____ NO

SIDE 0 REAR 0 CENSUS TRACT: 15 TRAFFIC ZONE: 1

MAXIMUM HEIGHT 40 PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

N/A _____

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).

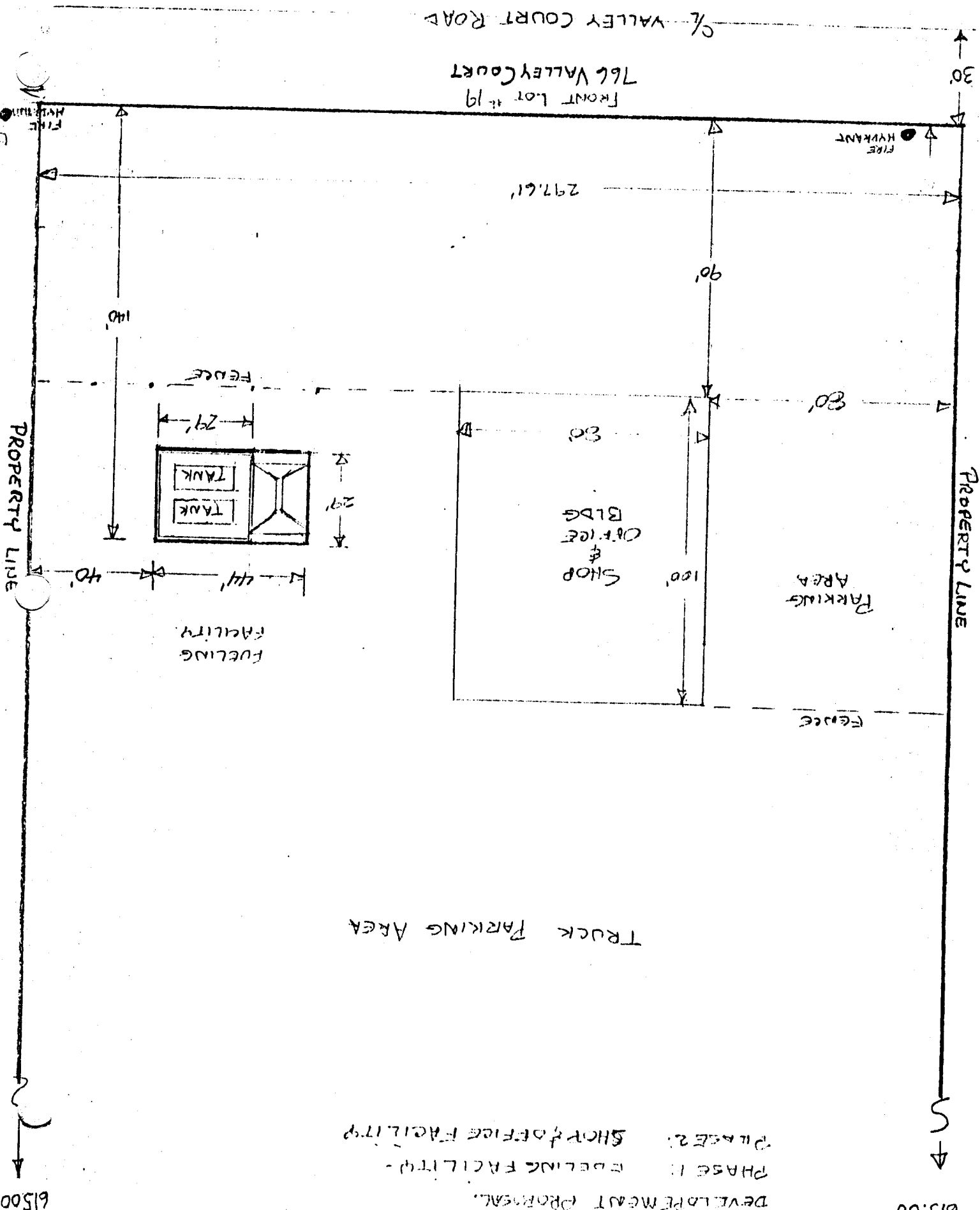
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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
2/17/93
Date Approved

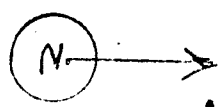
[Signature]
Applicant Signature
2-17-93
Date

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



TRUCK PARKING AREA

DEVELOPMENT PROPOSAL:
 PHASE 1: FUELING FACILITY
 PHASE 2: SHOP & OFFICE FACILITY



ACCEPTED MM 2/17/93
 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.

319 Co Ave

SEALS

61500'

615.00 Feet To Road

Front to