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Fi	le	1993-0125 Name:2224 Sanford	Avenu	<u>ue – Revocable Permit</u>
P r e s e n t	c a n n e d	A few items are denoted with an asterisk (*), which mean retrieval system. In some instances, items are found on the file because they are already scanned elsewhere on the syste be found on the ISYS query system in their designated categ Documents specific to certain files, not found in the standard Remaining items, (not selected for scanning), will be listed and the contents of each file.	list b m. T gories chec	ut are not present in the scanned electronic development These scanned documents are denoted with (**) and will s. cklist materials, are listed at the bottom of the page.
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		*Review Sheet Summary		
X	X	*Application form		
		Review Sheets		
		Receipts for fees paid for anything		
X		*Submittal checklist		
X	X	*General project report		
		Reduced copy of final plans or drawings		
		Reduction of assessor's map.		
		Evidence of title, deeds, easements		·····
		*Mailing list to adjacent property owners		
		Public notice cards		
		Record of certified mail		
		Legal description		
		Appraisal of raw land		
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		*Final reports for drainage and soils (geotechnical reports)		······
		Other bound or non-bound reports		
37	v	Traffic studies		
X	X	*Review Comments		
X	X	*Petitioner's response to comments		
Λ	A	*Staff Reports		
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		*City Council staff report and exhibits		
		*Summary sheet of final conditions		DATONI
		DOCUMENT DES	<u>UKI</u>	<u>PHON:</u>
		·····		
X		City Council Minutes – 11/17/93 - **		
X	····-+	Resolution No. 79-93 - **		
X	X	Landscape Plan		
X	X	Site Plan		
X	X	Special Warranty Deed - not conveyed to City - not recorded		
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DEVELOPMENT APPLICATION

Community Develop int Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430

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File No	125	93	

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
[] Rezone				From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
[] Conditional Use					
[] Zone of Annex					
[] Variance					
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
Revocable Permi	t		ZZZ4 SANFORD Dr.	7-1	TRUCK SALES
PROPERTY OW		[] D	EVELOPER	[] R E	PRESENTATIVE
Gulliks Name	507)	Name		Name	
	ANFO		pR	Name	
Address	\tilde{c}	Address	\sim	Address	<u> </u>
City/State/Zip	- 0	City/State/Zip		City/State/Zip	· · · · · · · · · · · · · · · · · · ·
Business Phone No.	45-1	Business Phor	Te No.	Business Phone No.	

NOTE: Legal property owner is owner of record on date of submittal.

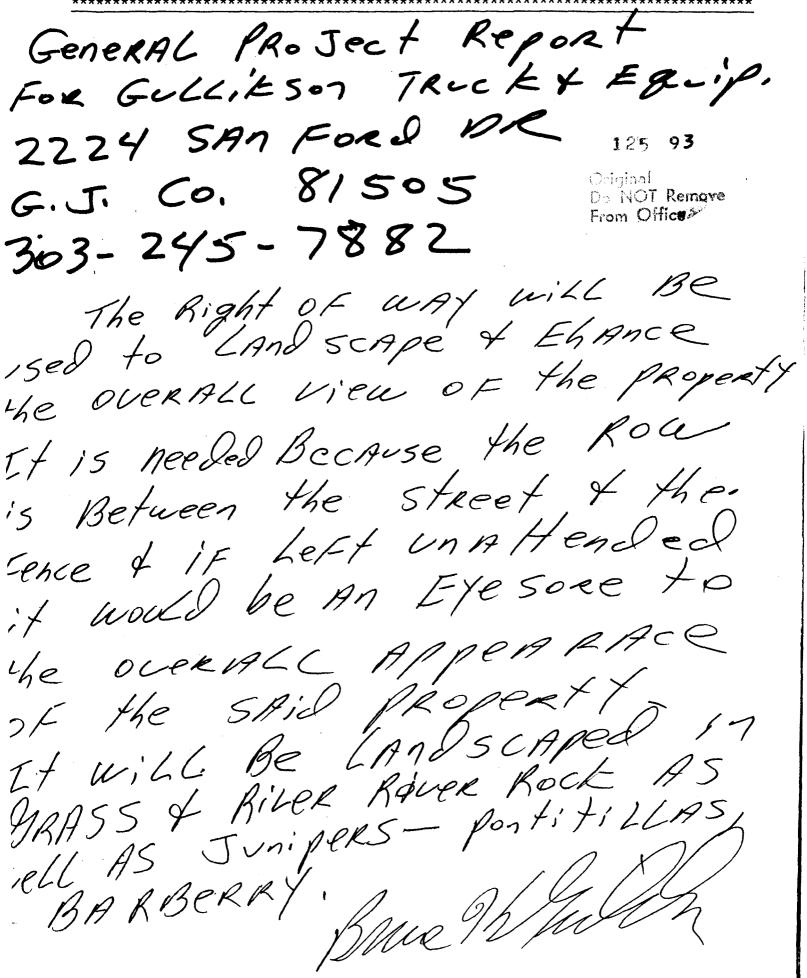
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed

on the ade Person Completing Application Date

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

	REV	_								-							-															
Location: 2224 54	ford Drive Project Name: Gullikson									1 TRUCKS																						
ITEMS			_		_								_			C	DIS	STI	RIE	зU	TI	10	1	_	-	_						
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TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH ' RGIN ON EACH SIDE.





Page 1 of

FILE #125-93

TITLE HEADING: Revocable Permit for Landscaping

LOCATION: 2224 Sanford Drive

PETITIONER: Bruce Gullikson

PETITIONER'S ADDRESS/TELEPHONE:

2224 Sanford Drive Grand Junction, CO 245-7882

STAFF REPRESENTATIVE: Dave Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., , 1993.

CITY DEVELOPMENT ENGINEER Gerald Williams	10/20/93 244-1591	
No comment.		
CITY UTILITY ENGINEER Bill Cheney	10/21/93 244-1590	
No comment.		
CITY POLICE DEPARTMENT Mark Angelo	10/22/93 244-3587	

Ok.

STAFF REVIEW

FILE: 125-93

DATE: November 17, 1993

STAFF: Dave Thornton

REQUEST: Revocable Permit for Landscaping in Right-of-Way

LOCATION: 2224 Sanford Drive

APPLICANT: Bruce Gullikson

EXISTING LAND USE: Truck Sales

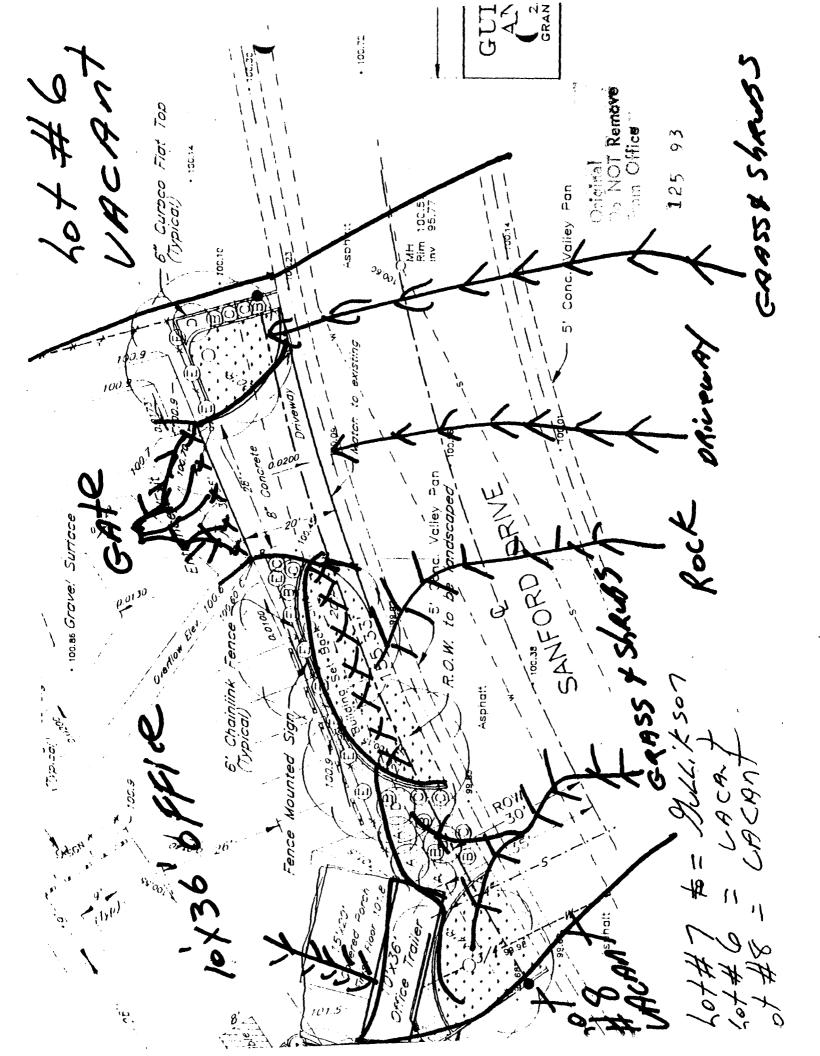
SURROUNDING LAND USE: Vacant (Industrial)

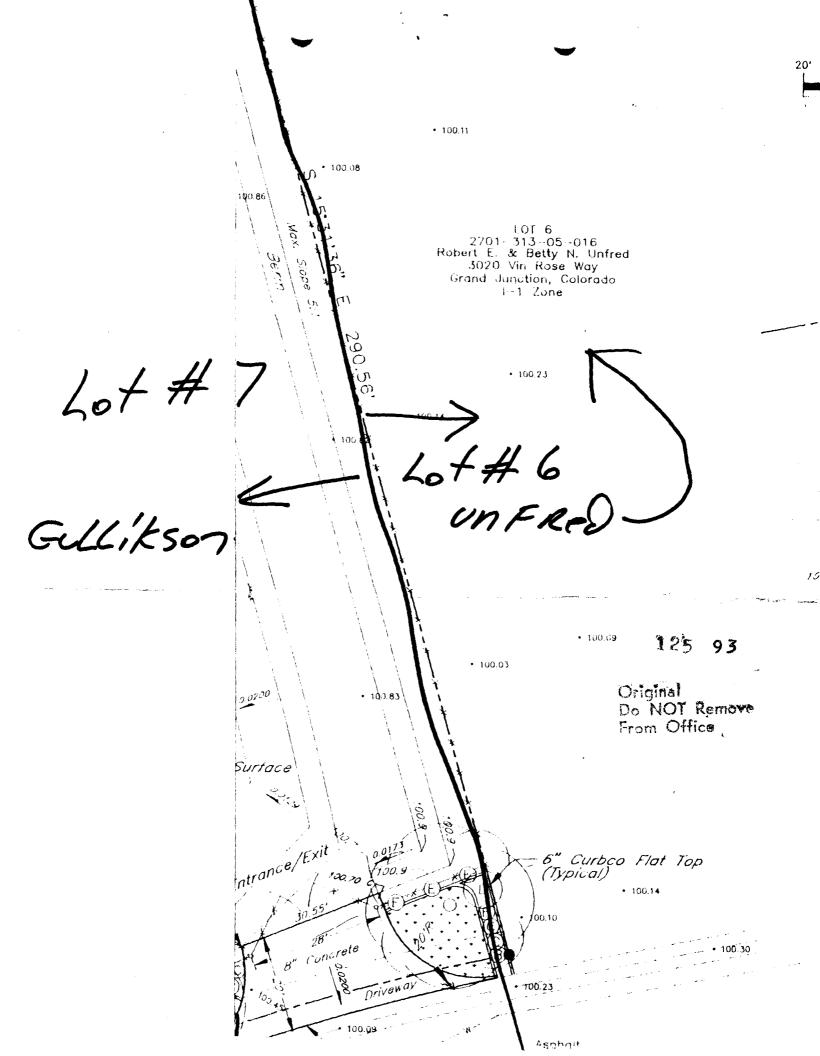
EXECUTIVE SUMMARY: Resolution authorizing the issuance of a Revocable Permit to allow placement of landscaping in the public right-of-way for Sanford Drive adjacent to the property at 2224 Sanford Drive.

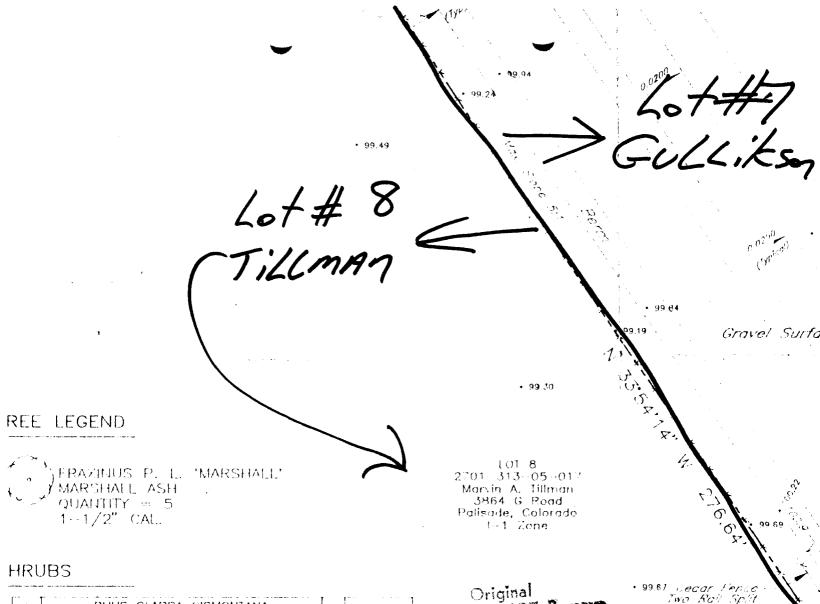
STAFF ANALYSIS: Bruce Gullikson recently received site plan approval to use the property at 2224 Sanford Drive as a Truck Sales lot. The petitioner has requested to use a portion of the Sanford Drive right-of-way for landscaping. It is unlikely that this portion of the right-of-way will be needed for roadway improvements in the near future.

City Charter gives Council authority to allow private use of public right-of-way, provided such use is substantiated by resolution. The Revocable Permit essentially gives the adjacent landowners a license to use the right-of-way. The City may revoke the permit and require the landowner to restore the right-of-way to its original condition by giving 30 days written notice.

STAFF RECOMMENDATION: Review and adopt proposed resolution







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125 93

[(A)]	RHUS GLABRA CISMONTANA DWARK SMOOTH SUMAC	4	5 GALLON
(B)	POTENTILLA FRUITICOSA 'GOLD DROP' GOLD DROP POTENTILLA	7	5 GALLON
(Č)	YUCCA FLACCIDA 'IVORY TOWER'	7	5 GALLON
(j)	JUNIPERUS H. 'BLUE CHIP' BLUE CHIP JUNIPER	4	5 GALLON
$\widehat{(\mathbb{L})}$	LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKI E	10	1 GALLON

[+] GRASS

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- 2" WASHED RIVER ROCK
- OVER MIRASCAPE II WEED BARRIER

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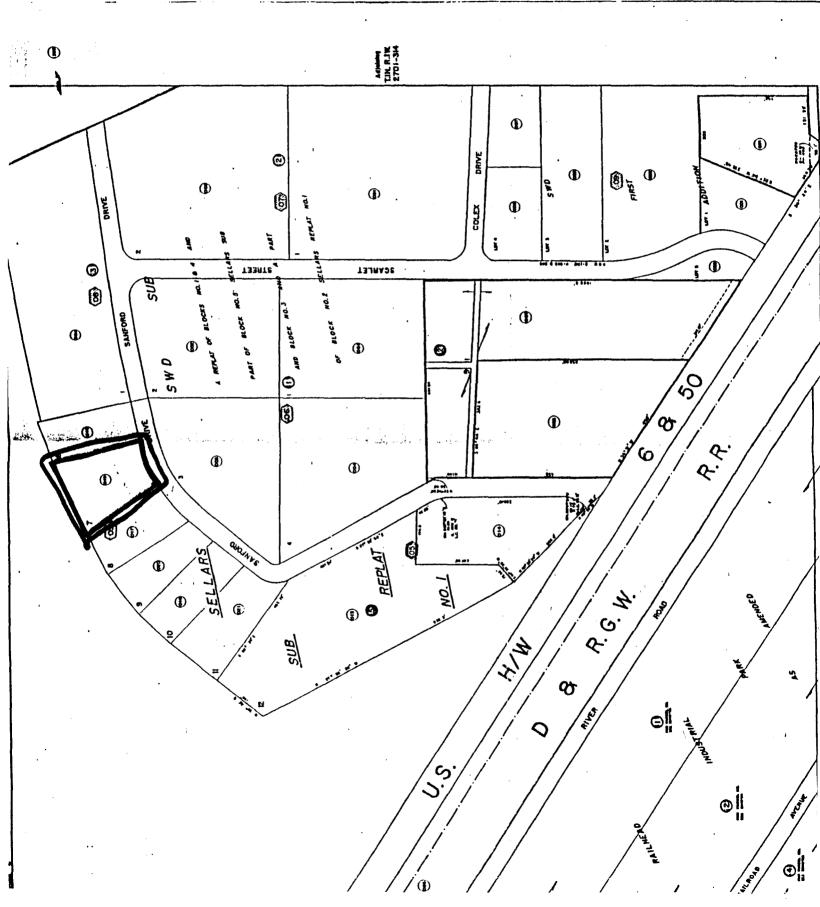
Parking Area Sign

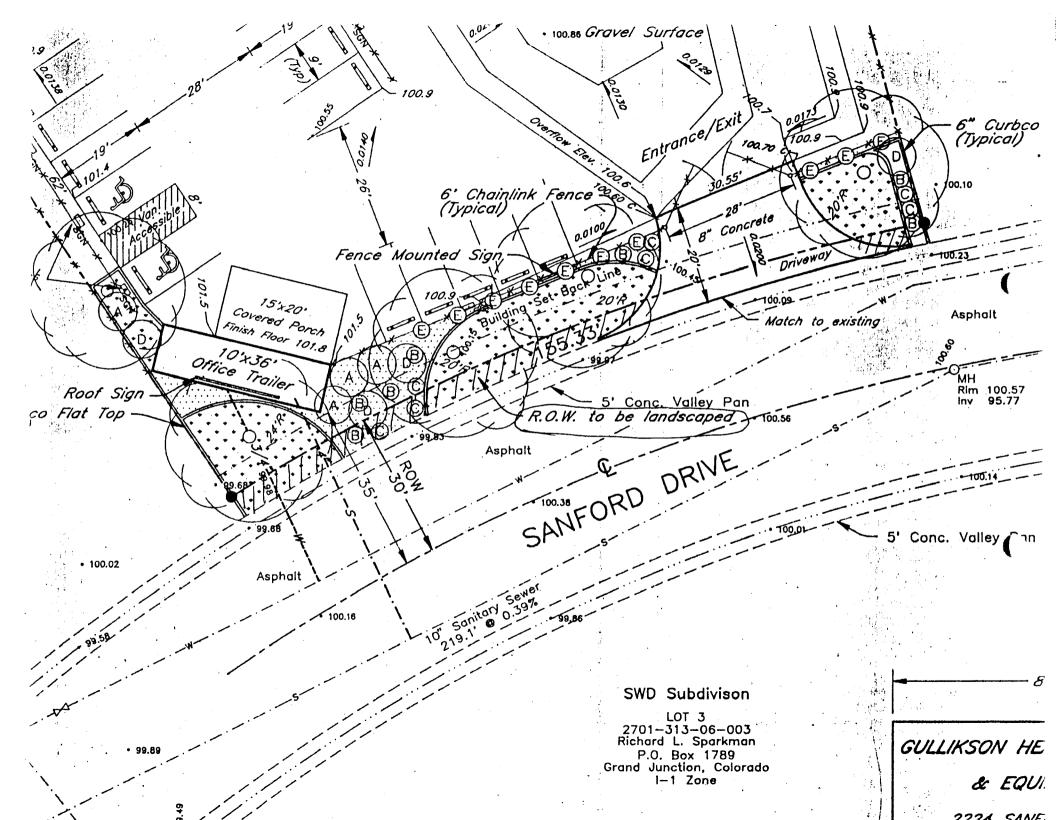
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Grantor(s),	MARVIN A. TI	LLMAN		
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FOURTEEN	THOUSAND SEV	EN HUNDRED	consideration of	
		dollars, in hand pa	aid, hereby sell(s)	
and convey(s) to			MARGRET LOUISE (SULLIKSON,
·	in joint '	tenancy		
whose legal add	iress is			
	County of		, and State of	
the following re	al property in the	County of	Mesa	, and State
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