

DATE SUBMITTED: 2-8-88

PERMIT # 29487

FEE 20<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1350 North Ave

SQ. FT. OF BLDG: 3220 sq ft

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

294-123-21014-001

2

PROPERTY OWNER: Steven B. Johnson

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1350 North Ave

1 Retail Flower Shop - 1 Greenhouse

PHONE: 242-4292

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

DESCRIPTION OF WORK AND INTENDED USE:

Temporary - Greenhouse - Grow Flowers

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### FOR OFFICE USE ONLY

ZONE: C-1

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 55 ft S 0 R 0  
*North Ave*

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 34

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 6

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: As per Building Dept. 5 year limit to this "Temporary Structure"

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN 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.

DATE APPROVED: 2-10-88

APPROVED BY: Linda

Cliff R. Hallock  
for  
Steve Johnson  
SIGNATURE

**GLENWOOD AVE.**

18+00

15+00

Pavement removal limits

2 ROLL-ON GAS

2' FROM BACK OF CURB TO R/W LINE

12' FROM BACK OF CURB

BUILDING SETBACK - M. Sutherland  
0' Sidewalk setback

Johnson's House of Flowers

1401 GLENWOOD  
2945-123-21-001

Note:  
Due to the possibility of service taps between sta. 18+40 & sta. 20+31.5, the new sewer west of sta. 18+40 is to be tested and usable prior to proceeding past sta. 18+40.

A cleanout pipe is to be left in the M.H. for 8" heading south.

18+40, 24' Rt. 22 1/2° Bend

14th. STREET

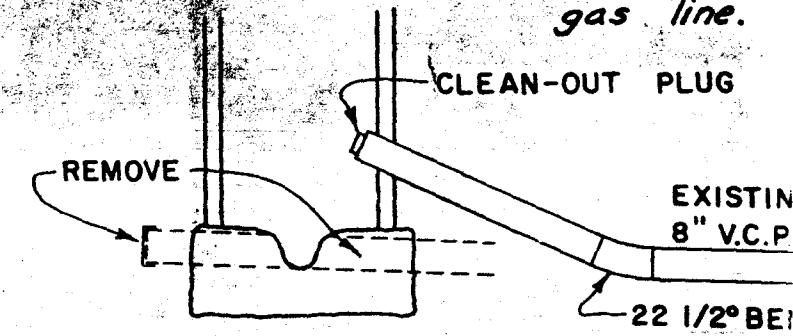
New 2" Gas

1403 GLENWOOD

Public Service the 2" Gas Li. 1' off the

Contractor asphalt for prior to r. gas line.

Existing Greenhouses



STA. 18+40  
DETAIL A

Existing Ground

12" Storm

5" 2" Gas

M.H. NO. 4  
Rim Elev. 1798

Water Service

8" P.V.C.

Existing 8" San. Sewer Inv. 11.08