

DATE SUBMITTED: 5/23/90

PERMIT # 36191

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1350 North Ave

SQ. FT. OF BLDG: 9936

SUBDIVISION: EXPOSITION ARCADE

SQ. FT. OF LOT: 48000

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # <sup>1-3</sup> 20-22

NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER:  
2945-123-21-014

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

PROPERTY OWNER: Stephen B Johnson Jr

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 1350 North Ave

Florist & Growing Flowers

PHONE: 242-4292

DESCRIPTION OF WORK AND INTENDED USE:

Replace existing greenhouses

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

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**FOR OFFICE USE ONLY**  
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ZONE: C-1

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

SETBACKS: F 55' S 0 R 0

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

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 6

PARKING SPACES REQ'D: 12

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: EXISTING

SPECIAL CONDITIONS: N/A

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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.)

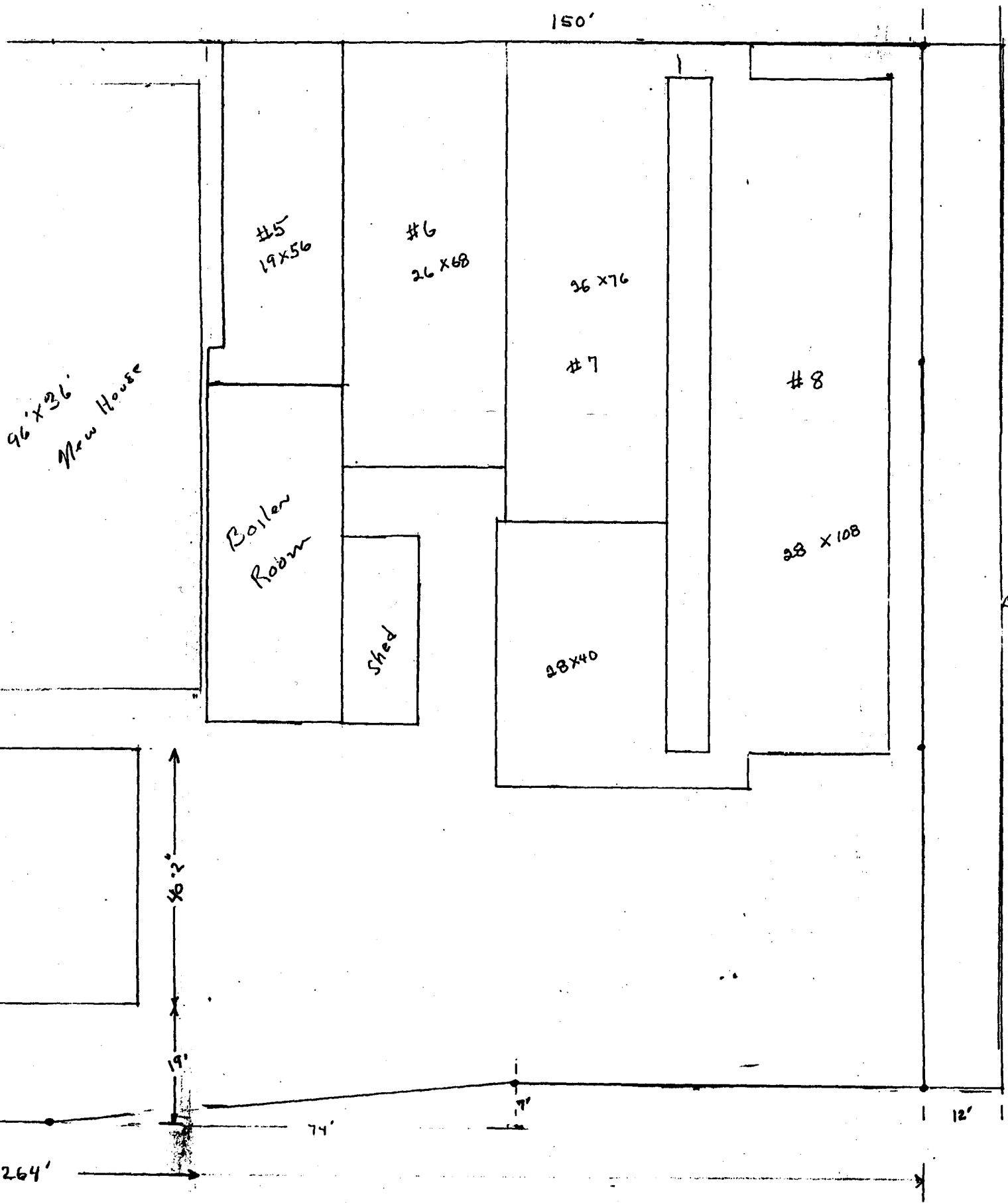
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: 5/23/90

APPROVED BY: [Signature]

[Signature]  
SIGNATURE



96' x 36'  
New House

#5  
19 x 56

#6  
26 x 68

36 x 76

#7

#8

Boiler  
Room

Shed

38 x 40

38 x 108

Back  
Co

150'

36'

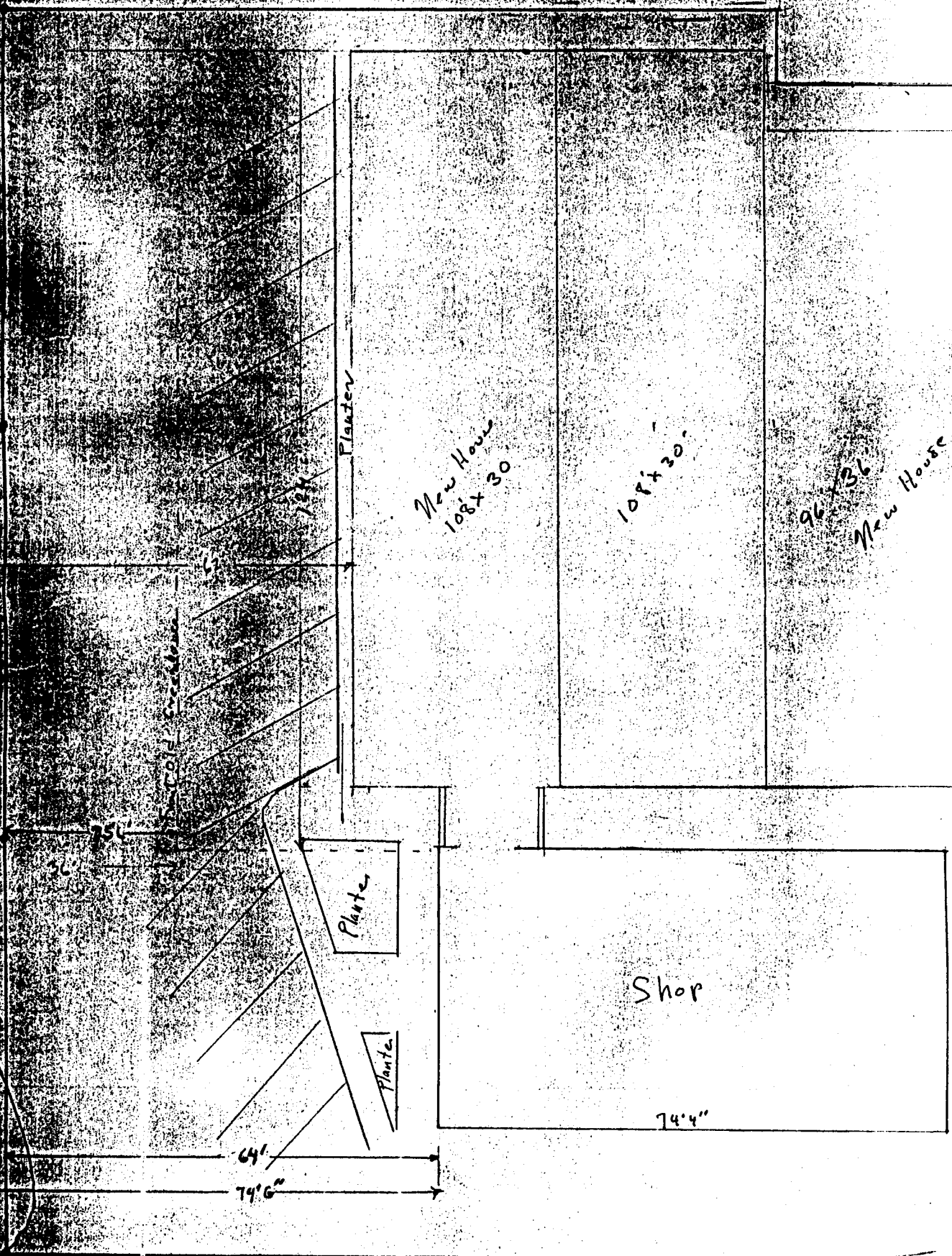
19'

74'

7'

12'

264'



114'

New House  
108' x 30'

107' x 30'

96' x 36'  
New House

Planters

Planter

Planter

Shop

74'4"

64'

74'6"

114'

264'

PLANTERS

CORNER

251'