

Original
Do NOT Remove
From Office

FEE \$ w/ other fees

BLDG PERMIT NO. 50186

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

178 94

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2862 North Ave.

TAX SCHEDULE NO. 2943-074-00-036

SUBDIVISION N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 960

FILING BLK LOT

SQ. FT. OF EXISTING BLDG(S) Retail =4,084, Storage 2,150

(1) OWNER Kenneth D. Pigford

NO. OF DWELLING UNITS
BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) ADDRESS 2862 North Ave.

NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 3 CONSTRUCTION

(1) TELEPHONE 303-242-5528

USE OF ALL EXISTING BLDGS Commercial Nursery

(2) APPLICANT Kenneth D. Pigford

DESCRIPTION OF WORK & INTENDED USE: Erect

(2) ADDRESS 2862 North Ave.

(2) TELEPHONE (303) 242-5528

Pre-fabricated Greenhouse- Retail Greenhouse

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

Landscaping / Screening Required: YES NO X

SETBACKS: Front SS from Property Line (PL) or SS from center of ROW, whichever is greater

Parking Req'mt 6 spaces

Side 0 from PL Rear 0 from PL

Special Conditions: Construction as per approved plans - FILE # 178-94

Maximum Height 40

Maximum coverage of lot by structures N/A

CENSUS TRACT 6 TRAFFIC ZONE 30

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature]

Date 12/9/94

Department Approval [Signature]

Date 12/9/94

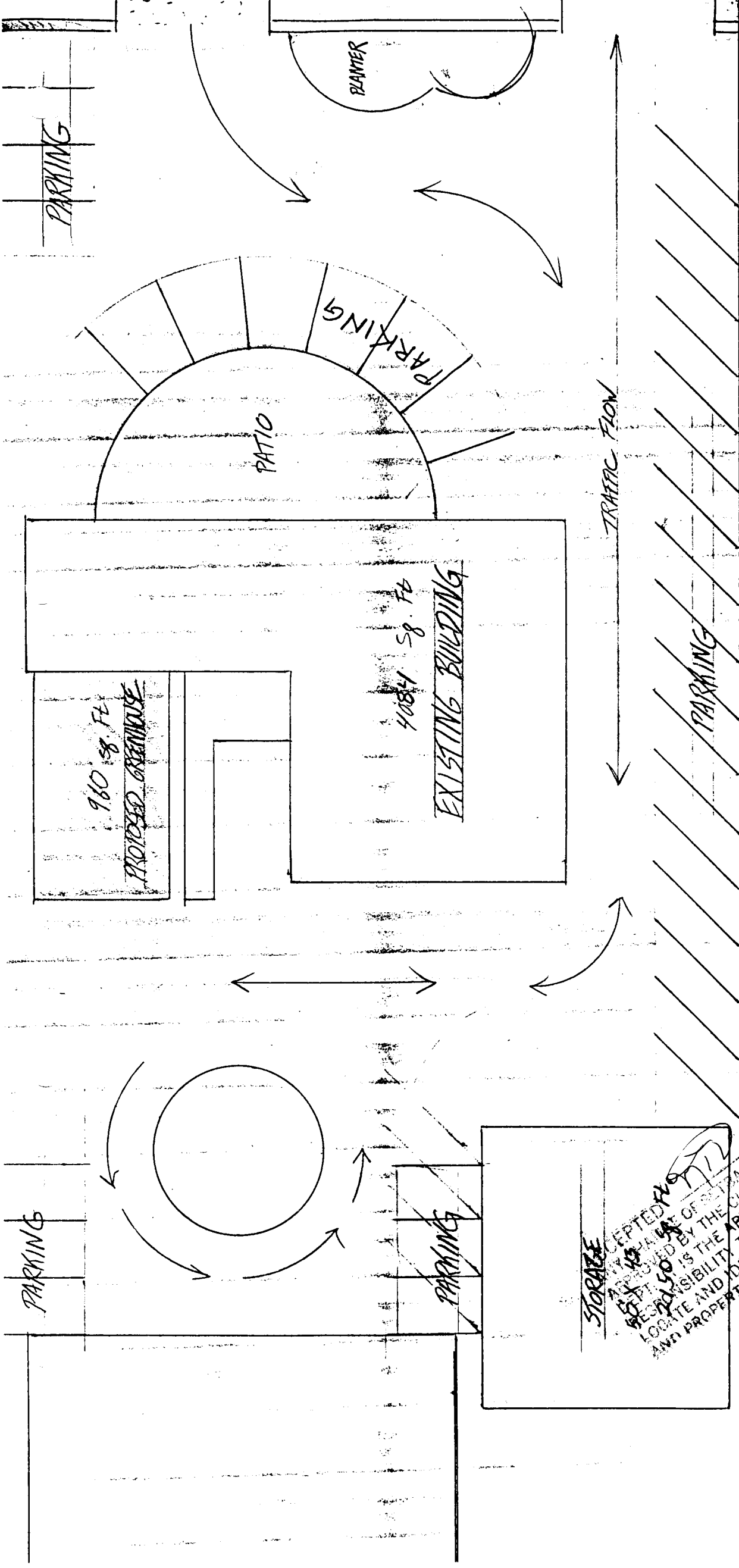
Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. 3003-1020-01-6

Utility Accounting [Signature]

Date 12-9-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1" = 20'

2862 NORTH AVE

12-9-94
 ALL ACCEPTED PLANS MUST BE
 REVIEWED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

STORAGE
 ACCEPTED 12/9/94
 62143
 72150