

DATE SUBMITTED: 5/28/93

PERMIT NO. 45392

FEE \$ 150.00

Rec. # 300

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

#69-93

BLDG ADDRESS 337 NORTH AVE SQ. FT. OF BLDG: 1800

SUBDIVISION LOTS 10 & 11 of Block 9 - CITY of G.J. SQ. FT. OF LOT: 7250

FILING # \_\_\_\_\_ BLK # 2945-142-03-010 LOT # \_\_\_\_\_ NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 0000-00810-70 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER MARY LOUSTAFSON  
COINC. ODYSSEY USE OF EXISTING BUILDINGS: STORE

ADDRESS 337 NORTH AVE

TELEPHONE: 241-0288 DESCRIPTION OF WORK AND INTENDED USE: NEW RETAIL

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

\*\*\*\*\*

### FOR OFFICE USE ONLY

ZONE C-1 FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT 55' from Centerline GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE Ø REAR Ø CENSUS TRACT: 3 TRAFFIC ZONE: 35

MAXIMUM HEIGHT 40 PARKING REQ'MT AS per plan (7)

LANDSCAPING/SCREENING REQUIRED: AS per Approved Plan SPECIAL CONDITIONS: All site improvements must be constructed prior to issuance of Certificate of Occupancy  
File # 69-93

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

[Signature]  
Applicant Signature

6-23-93 cl  
Date Approved

5-19-93  
Date