

DATE SUBMITTED: 5/2/92

PERMIT NO. 41710  
FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 122 S 5th St

SQ. FT. OF BLDG: 2160

SUBDIVISION Grand Jet

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

FILING # \_\_\_\_\_ BLK # 107 LOT # 29-32

NO. OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE # 2945-143-20-012

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER Martinez Family Corp

USE OF EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS 122 S 5th St

DESCRIPTION OF WORK AND INTENDED USE:  
Interior Remodeling

TELEPHONE: \_\_\_\_\_

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-2

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

SETBACKS: FRONT

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

SIDE  REAR

CENSUS TRACT: 1 TRAFFIC ZONE: 42

MAXIMUM HEIGHT 40

PARKING REQ'MT N/A ~ DDA

LANDSCAPING/SCREENING REQUIRED:  
W/A

SPECIAL CONDITIONS:  
change of use = INTERIOR ONLY

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.

Karl Meyer  
Department Approval  
5/7/92  
Date Approved

Jane Fallegger  
Applicant Signature  
5-7-92  
Date

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