

DATE SUBMITTED: 6/3/93

PERMIT NO. 42937

FEE \$ No charge

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 124 S. Fifth

SQ. FT. OF BLDG: 42.5 x 100

SUBDIVISION City

SQ. FT. OF LOT: Same

FILING # _____ BLK # _____ LOT # _____

NO. OF FAMILY UNITS: N/A

TAX SCHEDULE # 2945-143-20-011/012

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Martinez Family Corp

USE OF EXISTING BUILDINGS: Bar/Vacant

ADDRESS 122 S. 5th

DESCRIPTION OF WORK AND INTENDED USE: Interior Remodel

TELEPHONE: 242-9695

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 X

SIDE _____ REAR N/A

CENSUS TRACT: _____ TRAFFIC ZONE: _____

MAXIMUM HEIGHT Interior

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

N/A

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

6/3/93
Date Approved

[Signature]
Applicant Signature

6/3/93
Date

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