

DATE SUBMITTED: 5/20/92

PERMIT NO. 42935

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2488 ~~2498~~ E. HARBOR CIRCLE SQ. FT. OF BLDG: 1600'±
 SUBDIVISION Replat FOUNTAINHEAD "Mini-Code" SQ. FT. OF LOT: 5300'± feet
 FILING # _____ BLK # _____ LOT # 1A NO. OF FAMILY UNITS: 1
 TAX SCHEDULE # _____ NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____
 OWNER LAMBERT J. DIETRICH USE OF EXISTING BUILDINGS: Residential
OP FOUNTAINHEAD DEVELOPMENT
 ADDRESS 1111 HORIZON DRIVE #608 DESCRIPTION OF WORK AND INTENDED USE: Residential Construction
GRAND Jct, COLO 81506
 TELEPHONE: 303/241-0261

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

FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES _____ NO
 SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO
 SIDE 5' one side REAR 1 foot CENSUS TRACT: 9 TRAFFIC ZONE: 4
 MAXIMUM HEIGHT _____ PARKING REQ'MT 2
 LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: as per plan

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 M. [Signature]
 Department Approval
5/20/92
 Date Approved

Lambert J. Dietrich, Pres.
by JR Studer, President
 FOUNTAINHEAD DEVELOPMENT CORP
 Applicant Signature
5/20/92
 Date

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

REPLAT OF MINI "COVE" SUBDIVISION, SE 1/4, SECTION 33, T.1 N., R.1 W., U.M., MESA COUNTY, COLORADO

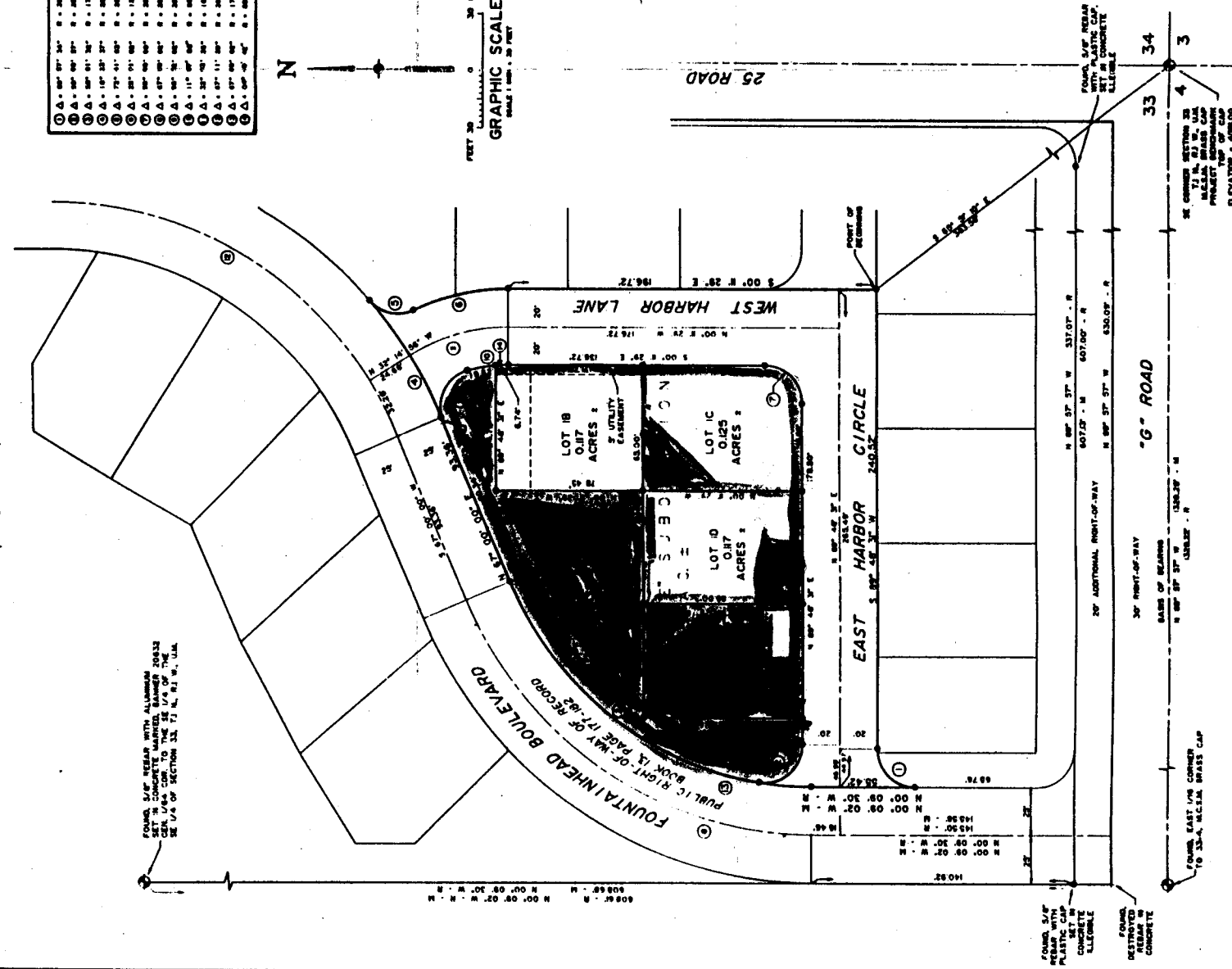
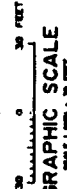
CURVE INFORMATION

①	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
②	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
③	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
④	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
⑤	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
⑥	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
⑦	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
⑧	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
⑨	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'
⑩	Δ	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'

LEGEND
 FOUND THIS SURVEY, S/P
 CAP MARKED WITH PLASTIC CAP
 OR AS DECEASED

LEGAL FOUR MESA COUNTY SURVEY
 MARKED

R - DIMENSION OF RECORD
 M - MEASURED



AREA TABLE

LOTS	0.478 ACRES ±
OPEN SPACE	0.288 ACRES ±
TOTAL	0.766 ACRES ±

NOTE:
 BASIS OF BEARINGS IN THE SECTION LINE ALONG
 T.1 N., R.1 W., U.M., AND LINE HAS A
 RECORD BEARING OF S 89° 37' 37" W WITH A
 MESA COUNTY SURVEY MARKED AT EACH END.
 ELEVATION 6,480.00

STATEMENT OF WORKING AND ASSURANCE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct copy of the original as the same appears in my office files.

LEGAL DESCRIPTION OF THE SUBJECT OF THIS SURVEY
 A certain portion of the SE 1/4 of Section 33, T.1 N., R.1 W., U.M., MESA COUNTY, COLORADO, containing approximately 0.766 acres, more or less, as shown on the attached plat.

DECLARATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct copy of the original as the same appears in my office files.

APPROVED:
 [Signature]

REPLAT OF MINI "COVE" SUBDIVISION
 SE 1/4, SEC. 33, T.1 N., R.1 W., U.M.,
 MESA COUNTY, COLORADO

BANNER ASSOCIATES, INC.
 GRAND JUNCTION, COLORADO

SCALE: 1" = 20 FEET
 JOB NO. _____ DATE _____ SHEET NO. _____