

DATE SUBMITTED: 10/23/92

PERMIT NO. _____

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

\$X1

BLDG ADDRESS 2489 E. HARBOR CIRCLE SQ. FT. OF BLDG: 1500±

SUBDIVISION THE COVE @ MOUNTAIN HEAD SQ. FT. OF LOT: 5950±

FILING # _____ BLK # 1 LOT # 3 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-334-04-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER LAMBERT J. DIETRICH USE OF EXISTING BUILDINGS: _____

ADDRESS C/O 2488 E. HARBOR CIRCLE _____

TELEPHONE: GRAND Jct. COLO 87525 DESCRIPTION OF WORK AND INTENDED USE: RESIDENTIAL CONSTRUCTION

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 20

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' / 1' REAR 1'

CENSUS TRACT: 9 TRAFFIC ZONE: 2

MAXIMUM HEIGHT _____

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

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. Wagner
Department Approval
10/23/92
Date Approved

Lambert J. Dietrich
Applicant Signature attorney
by J. Stuckert in fact
10/23/92
Date

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