

DATE SUBMITTED: 5/20/92

PERMIT NO. 42935

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2490 ~~2197~~ EAST HARBOR CIRCLE SQ. FT. OF BLDG: 1600 ±

SUBDIVISION Replat FOUNTAINHEAD "Mini-Cove" SQ. FT. OF LOT: 5300 <sup>sq</sup> feet

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 1C NO. OF FAMILY UNITS: 1

TAX SCHEDULE # \_\_\_\_\_ NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER LAMBERT J. DIETRICH USE OF EXISTING BUILDINGS: Residential

ADDRESS 1111 HORIZON DRIVE #608 DESCRIPTION OF WORK AND INTENDED USE: Residential Construction

TELEPHONE: GRAND JUNCTION, COLO 81506  
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 1

SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO 1

SIDE 5' one side REAR 1 foot CENSUS TRACT: 9 TRAFFIC ZONE: 4

MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_

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. Wagner  
Department Approval  
5/20/92  
Date Approved

Lambert J. Dietrich  
by J.R. Stuedeman P.O.A.  
FOUNTAINHEAD DEVELOPMENT CORP.  
Applicant Signature, President  
5/20/92  
Date

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

