

DATE SUBMITTED: 10/23/92

PERMIT NO. 4357051

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2491 E. HARBOR CIRCLE SQ. FT. OF BLDG: 1550 ±

SUBDIVISION THE CODE @ FOUNTAIN HEAD SQ. FT. OF LOT: 5950 ±

FILING # _____ BLK # 1 LOT # 4 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-334-04-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER LAMBERT J. DIETRICH USE OF EXISTING BUILDINGS: N/A

ADDRESS 2488 E. HARBOR CIRCLE
GRAND Jct, CO 81505

TELEPHONE: 303-241-0261 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 _____ GEOLOGIC HAZARD: YES _____ NO /

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

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.

[Signature]
Department Approval
10/23/92
Date Approved

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

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

open space fee paid 4/19/93