

DATE SUBMITTED: 9-9-90

PERMIT # 39693

FEE \$ 10⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2520 El Corona Dr.
2520 EL CORONA DR.

SQ. FT. OF BLDG: 1262

SUBDIVISION: CORONA DEL REY

SQ. FT. OF LOT: 3294

FILING # 1 BLK # 2 LOT # 14

NUMBER OF FAMILY UNITS: 2

TAX SCHEDULE NUMBER:
2945-121-01-045
2945-121-01-046

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

VACANT

PROPERTY OWNER: DEL REY HOMES, INC

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 960 BELFORD AVE #E

PHONE: 245-9116

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

RESIDENCE

FOR OFFICE USE ONLY

ZONE: PR-6 # 9-90

FLOODPLAIN: YES NO

SETBACKS: F S R

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: AS PER PLAN

CENSUS TRACT #: 6

PARKING SPACES REQ'D: [scribble]

TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: [scribble]

SPECIAL CONDITIONS: _____

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

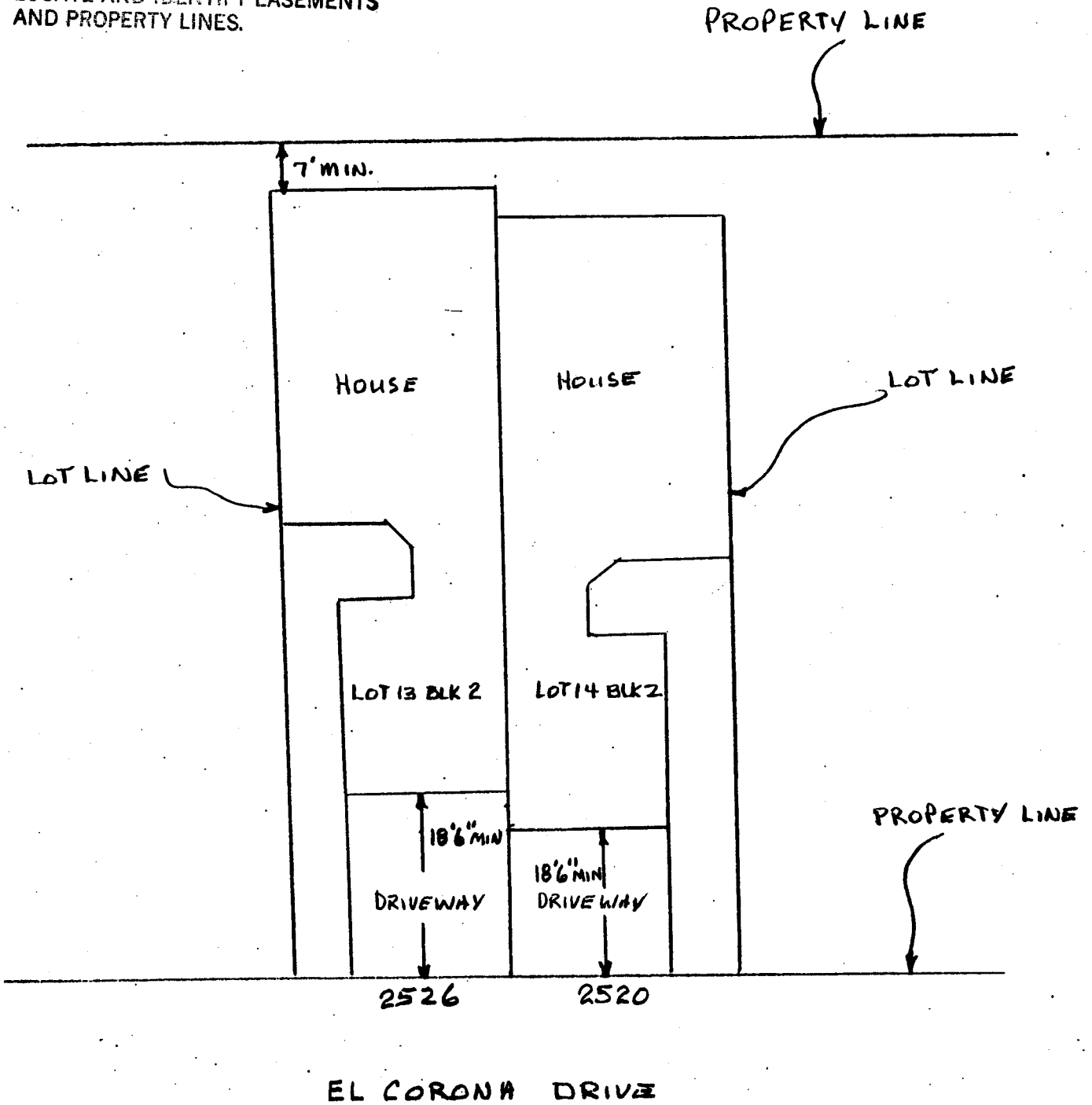
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 9-9-91
APPROVED BY: [Signature]

[Signature]
SIGNATURE

Corona Del Rey
A PLANNED COMMUNITY

ACCEPTED *[Signature]* 9-9-91
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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