

DATE SUBMITTED: MARCH 25, 1991

PERMIT # 38234

FEE \$ 5⁰⁰

PLANNING CLEARANCE

For duplex

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2537 El Corona

SQ. FT. OF BLDG: 1476

SUBDIVISION: Corona Del Rey

SQ. FT. OF LOT: 3100

FILING # 1 BLK # 12 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:
2945-121-01-029

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
0

PROPERTY OWNER: Del Rey Homes, Inc.

ADDRESS: 960 Belford, Grand Jct

USE OF ALL EXISTING BUILDINGS:
Residential

PHONE: 245-9116

DESCRIPTION OF WORK AND INTENDED USE:
Constructing half of duplex town home

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

FOR OFFICE USE ONLY

ZONE: PR 9-90

FLOODPLAIN: YES NO

SETBACKS: F 18.5' S AS PER PLAN

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: _____

PARKING SPACES REQ'D: AS APPROVED

CENSUS TRACT #: 6

LANDSCAPING/SCREENING: SEE ATTACHED

TRAFFIC ZONE: 28

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.)

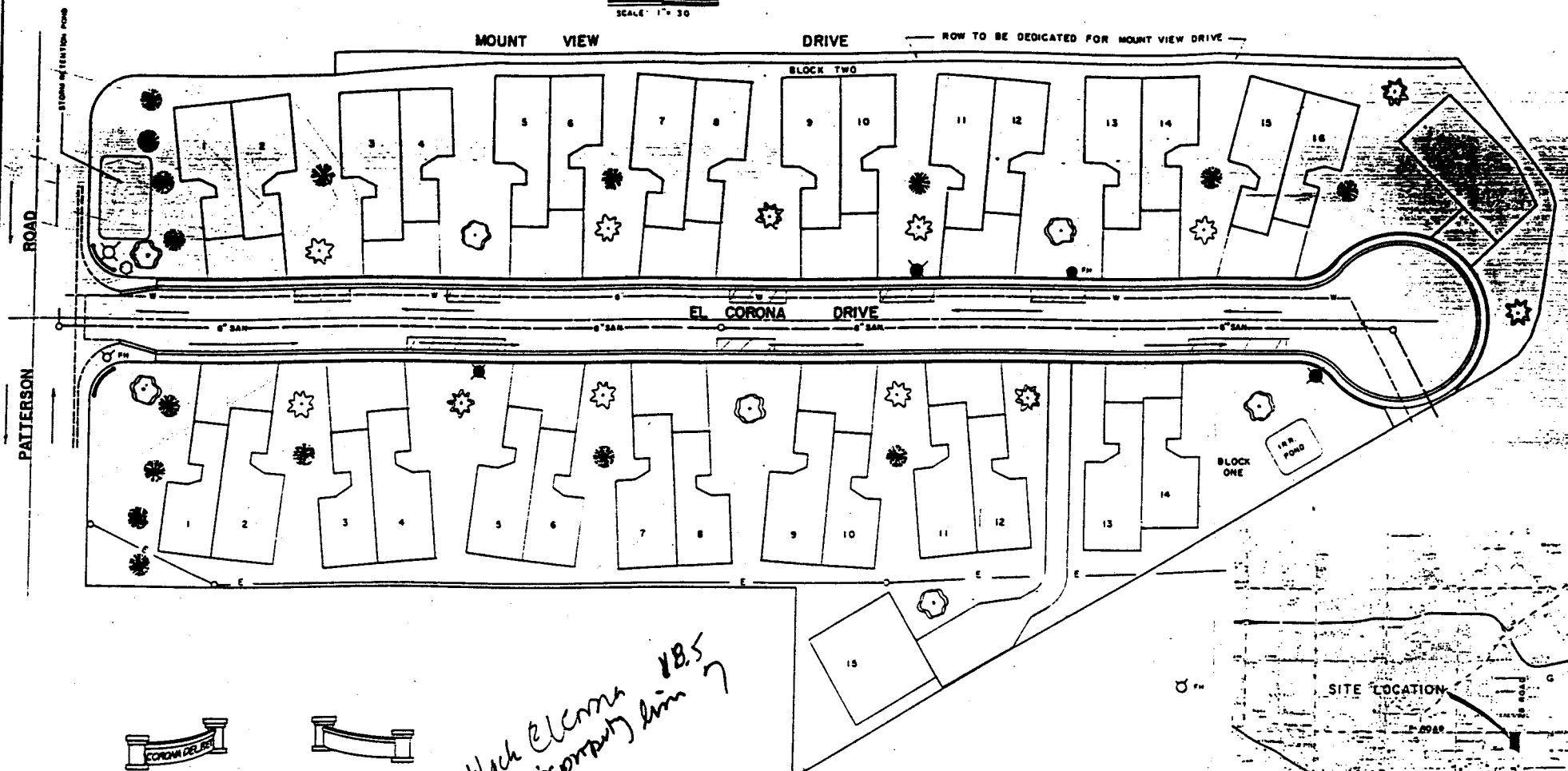
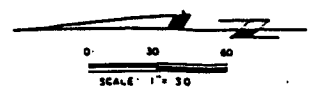
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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.

DATE APPROVED: _____
APPROVED BY: [Signature]

[Signature]
SIGNATURE

#9-90

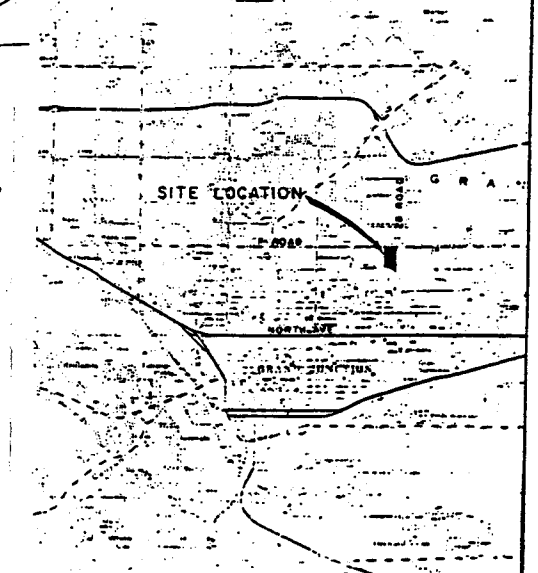


ENTRANCE SIGN

STOP SIGN

*Front setback elements
Rear from exterior property line 7' 18.5'*

- LEGEND
- WASHINGTON HAWTHORN
 - SHADEMAKER HONEY LOCUST
 - AUTUMN PURPLE ASH
 - AUSTRIAN PINE
 - TRAFFIC CIRCULATION PATTERN
 - EXISTING WATER LINE
 - EXISTING 8" SANITARY SEWER LINE
 - EXISTING ELECTRIC LINE
 - EXISTING POWER POLE
 - EXISTING FIRE HYDRANT
 - EXISTING STREET LIGHT
 - ENTRY FEATURE
 - ON-STREET PARKING, 10 SPACES
 - STOP SIGN
 - PLANNED FIRE HYDRANT
 - PLANNED STREET LIGHT



LOCATION & VICINITY MAP
SCALE - 1:50,000

**CORONA DEL REY
DEVELOPMENT PLAN**

W.H. LIZER & ASSOCIATES
ENGINEERING & SURVEYING
576 25 ROAD - UNIT 8 - 241-1129
GRAND JUNCTION, COLORADO 81505

PK-4

BK 13 Pg 477