

DATE SUBMITTED: 3-25-91

PERMIT # 38235

FEE 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2541 EL CORONA DR SQ. FT. OF BLDG: 1476

SUBDIVISION: CORONA DEL REY SQ. FT. OF LOT: 3100

FILING # 1 BLK # 1 LOT # 11 NUMBER OF FAMILY UNITS: \_\_\_\_\_

TAX SCHEDULE NUMBER: 2945-121-01-028 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

PROPERTY OWNER: DEL REY HOMES USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 960 BELFORD AVE Residential

PHONE: 245-9116

DESCRIPTION OF WORK AND INTENDED USE: Townhome - Duplex SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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FOR OFFICE USE ONLY

ZONE: PR-9-90 FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 18.5' R 7' GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_ CENSUS TRACT #: 6

PARKING SPACES REQ'D: As per Approved Plan TRAFFIC ZONE: 28

LANDSCAPING/SCREENING: See Attached SPECIAL CONDITIONS: \_\_\_\_\_

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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.)

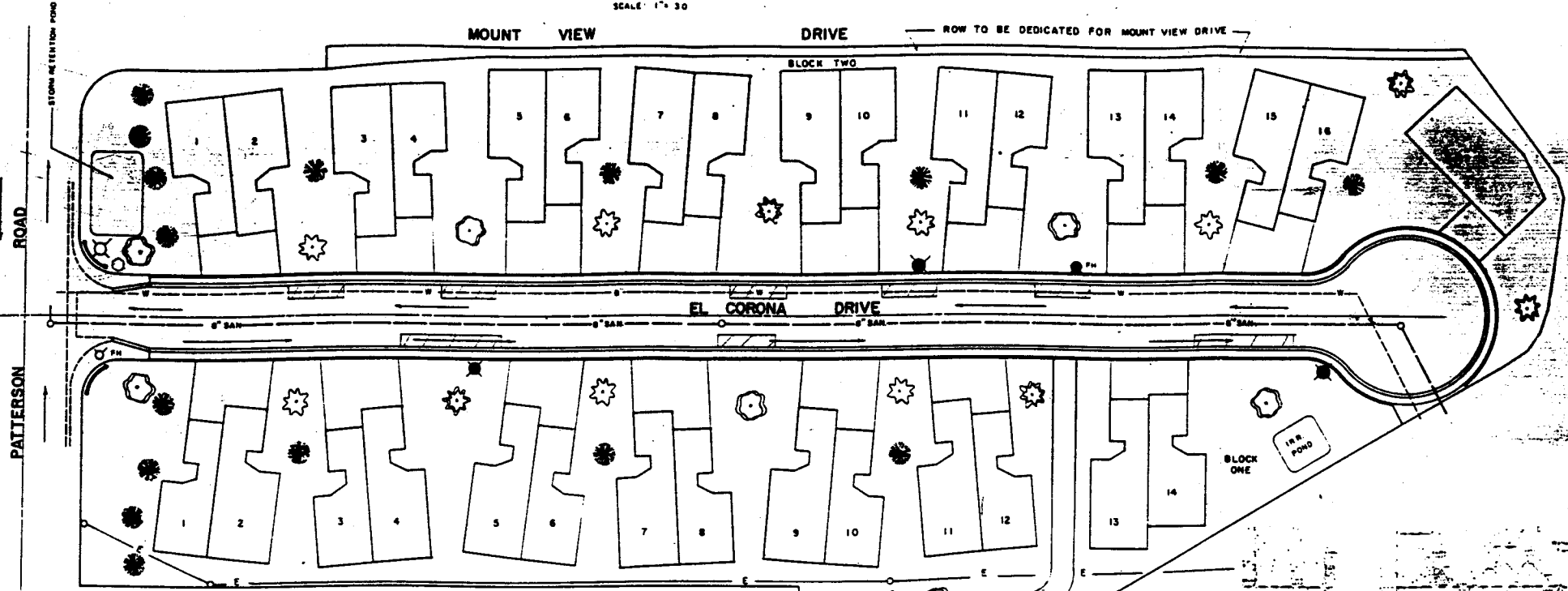
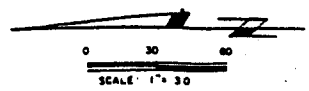
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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]

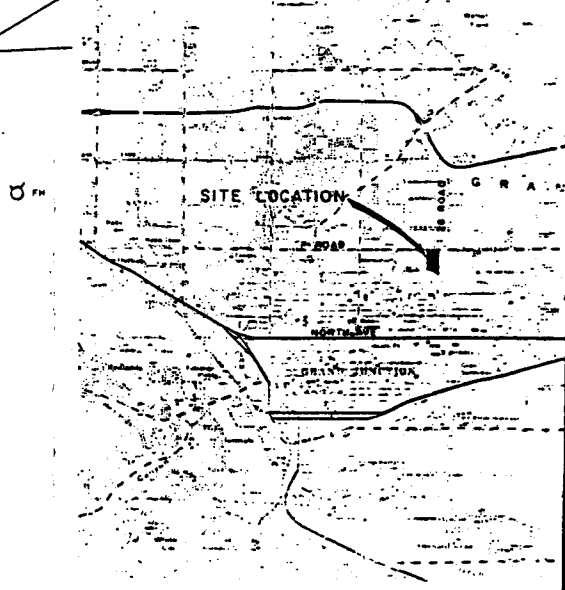
[Signature]  
SIGNATURE

#9-90



- LEGEND
- WASHINGTON MAUNTORN
  - SHADBLASTER 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 30' CLEAR
  - STOP SIGN
  - PLANNED FIRE HYDRANT
  - PLANNED STREET LIGHT

*Front setback El Corona 18.5'  
Rear from exterior property line 7'*



PK-6

BK 13 Pg 477

**CORONA DEL REY  
DEVELOPMENT PLAN**

**W.H. LIZER & ASSOCIATES**  
ENGINEERING & SURVEYING  
576 25 ROAD - UNIT 8 - 241-1129  
GRAND JUNCTION, COLORADO 81506