

DATE SUBMITTED: 2-26-92

PERMIT NO. 41036 ✓

FEE \$ 5<sup>00</sup>

**PLANNING CLEARANCE**  
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2540 EL CORONA  
SUBDIVISION: CORONA DEL REY  
FILING NO. 1 BLK NO. 2 LOT NO. 11  
TAX SCHEDULE NO: 2945-12-01044

SQ. FT. OF BLDG: 1476  
SQ. FT. OF LOT: 3264  
NO. OF FAMILY UNITS: 1  
NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER: DEL REY HOMES, INC  
ADDRESS: 910 BEDFORD AVE  
TELEPHONE: 245-9116

USE OF EXISTING BUILDINGS: \_\_\_\_\_  
DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE

**SUBMITTALS 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-6  
SETBACKS: FRONT 18.5  
SIDE \_\_\_\_\_ REAR 7'  
MAXIMUM HEIGHT \_\_\_\_\_

*AS per plan*

FLOODPLAIN: YES \_\_\_ NO \_\_\_  
GEOLOGIC HAZARD: YES \_\_\_ NO \_\_\_  
CENSUS TRACT: 6 TRAFFIC ZONE: 28  
PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: File # 9-90

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  
2-26-92  
Date Approved

[Signature]  
Applicant Signature  
2-26-92  
Date

# Corona Del Rey

A PLANNED COMMUNITY

ACCEPTED *DJA* 2-26-92  
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.

