DATE SAMMTTED: 6/2/91

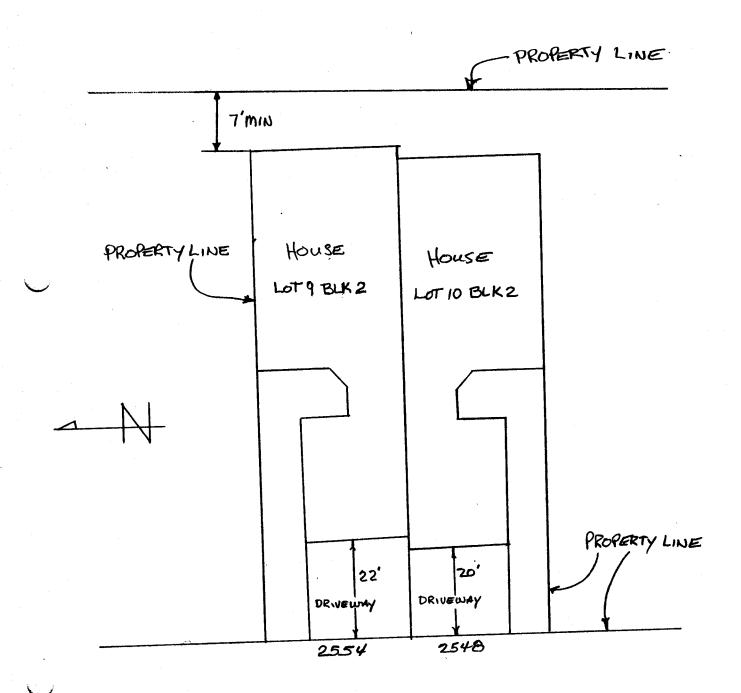
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## PLANNING CLEARANCE GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2548 El CORONA DRWESO. FT. OF BLDG: 1476 SUBDIVISION: COONA DEL REY SQ. FT. OF LOT: 3276 FILING NO. <u>L</u> BLK NO. <u>2</u> LOT NO. <u>L</u> NO. OF FAMILY UNITS: \_/ NUMBER OF BUILDINGS ON PARCEL BEFORE TAX SCHEDULE NO: <u>2945-12/-01-04/</u> THIS PLANNED CONSTRUCTION: OWNER: DEL REY HOMES TIKE **USE OF EXISTING BUILDINGS:** ADDRESS: 960 BRIFORD AVE DESCRIPTION OF WORK AND INTENDED USE: TELEPHONE: 245-9/16 SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel. FOR OFFICE USE ONLY 7.0NE PR-6 FLOODPLAIN: YES \_\_\_ NO / SETBACKS: FRONT 18,5 GEOLOGIC HAZARD: YES \_\_\_ NO \_\_ side  $\sqrt{\text{REAR} \frac{7'}{}}$ CENSUS TRACT: \_\_//\_ TRAFFIC ZONE: \_\_\_51 MAXIMUM HEIGHT \_\_\_ PARKING REQ'MT \_\_\_\_ **SPECIAL CONDITIONS:** LANDSCAPING/SCREENING REQUIRED: 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.



ACCEPTED WAY 6/3/92
ANY CHANGE OF SETRACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



EL CORONA DRIVE