

DATE SUBMITTED: 6/2/92

PERMIT NO. 419402

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2548 EL CORONA DRIVE SQ. FT. OF BLDG: 1476

SUBDIVISION: CORONA DEL REY SQ. FT. OF LOT: 3276

FILING NO. 1 BLK NO. 2 LOT NO. 10 NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-121-01-041 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER: DEL REY HOMES, INC USE OF EXISTING BUILDINGS: _____

ADDRESS: 960 BELFORD AVE DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 2945-9116 Townhome Construction

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

FLOODPLAIN: YES ___ NO

SETBACKS: FRONT 18.5

GEOLOGIC HAZARD: YES ___ NO

SIDE REAR 7'

CENSUS TRACT: 11 TRAFFIC ZONE: 51

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

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.

Kaiten J. Andrade
Department Approval
6/2/92
Date Approved

Juan LeDra
Applicant Signature
5-29-92
Date

Corona Del Rey

A PLANNED COMMUNITY

ACCEPTED *KCA 6/3/92*
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.

