

DATE SUBMITTED: 5/20/93

PERMIT NO. 45060
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2531 EL CORONA DR SQ. FT. OF BLDG: 1882

SUBDIVISION CORONA DEL REY SQ. FT. OF LOT: 3910

FILING # 1 BLK # 1 LOT # 15A NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-01-032 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER DEL REY HOMES USE OF EXISTING BUILDINGS: N/A

ADDRESS 960 BELFORD AVE

TELEPHONE: 245-9116 DESCRIPTION OF WORK AND INTENDED USE: RESIDENCE

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE ~~PR8~~ PR6 DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: FRONT 18.5 GEOLOGIC HAZARD: YES NO

SIDE 7 REAR 7 CENSUS TRACT: 6 TRAFFIC ZONE: 28

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.

[Signature]
Department Approval

[Signature]
Applicant Signature

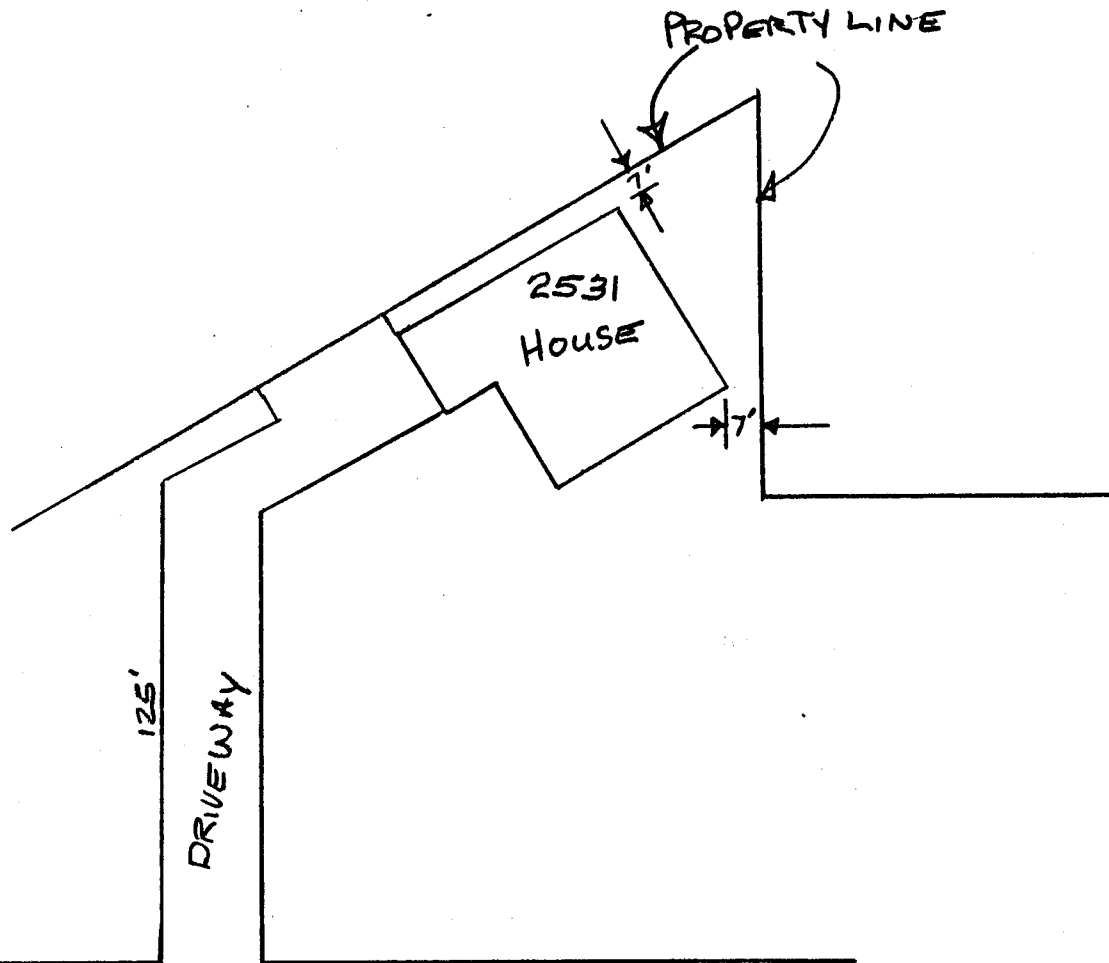
5/20/93
Date Approved

5-20-93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

Corona Del Rey

A PLANNED COMMUNITY



EL CORONA DRIVE

ACCEPTED *[Signature]*
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.

Del Rey Homes, Inc., 960 Belford, Suite E, Grand Junction CO 81501
303 245-9116