

DATE SUBMITTED: 7-6-93

PERMIT NO. 45586 ✓

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2555 EL CORONA

SQ. FT. OF BLDG: 1770

SUBDIVISION CORONA DEL REY

SQ. FT. OF LOT: 3264

FILING # 1 BLK # 1 LOT # 5A

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-01-056

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER DEL REY HOMES, INC

USE OF EXISTING BUILDINGS:

ADDRESS 960 BELFORD

DESCRIPTION OF WORK AND INTENDED USE:  
RESIDENCE

TELEPHONE: 245-9116

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-9-90

FLOODPLAIN: Designated YES        NO X

SETBACKS: FRONT 18.5 PER 3-93

GEOLOGIC HAZARD: YES        NO       

SIDE 0 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.

Karl M. Meyer  
Department Approval  
7-6-93  
Date Approved

Juan Lopez  
Applicant Signature  
6-29-93  
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

*pse*

ACCEPTED  
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.

*Rear*

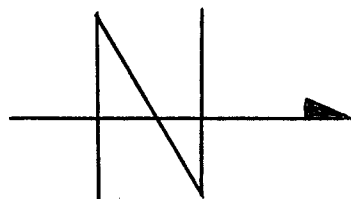
25'

PROPERTY LINE

LOT 5A BLK 1

HOUSE

*PATTERSON RD*



PROPERTY LINE

DRIVEWAY

30'

2555

EL CORONA DRIVE