

DATE SUBMITTED: 7-26-93

PERMIT NO. 45731 ✓

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

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2636 EL CORONA DR

SQ. FT. OF BLDG: 1476

SUBDIVISION CORONA DEL REY

SQ. FT. OF LOT: 3020

FILING # 1 BLK # 2 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-01-035

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: \_\_\_\_\_

OWNER DEL REY HOMES, INC

USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS 9100 BELFORD AVE

DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

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-6

FLOODPLAIN: DESIGNATED YES \_\_\_\_\_ NO X

SETBACKS: FRONT 18.5'

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.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

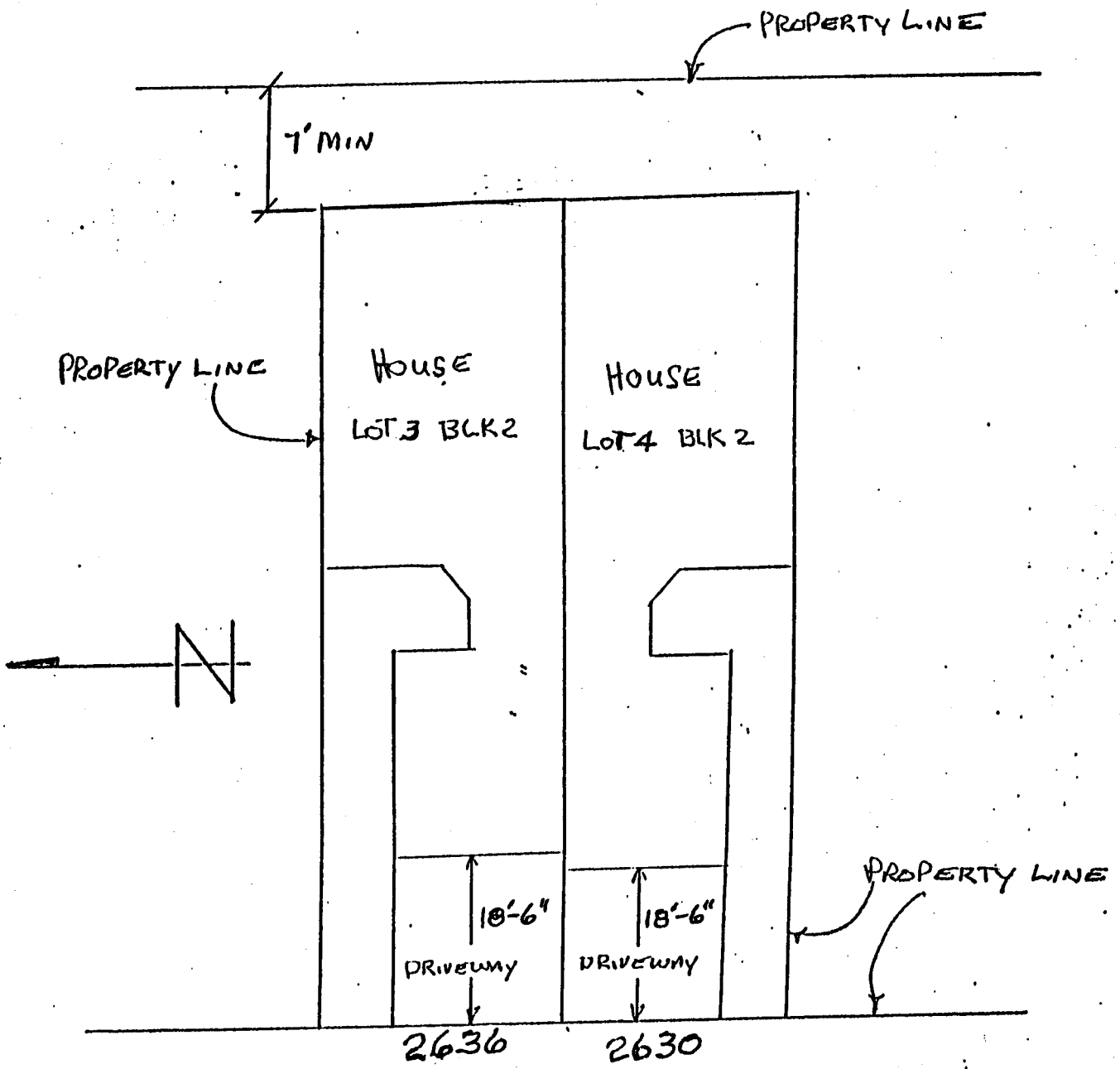
7-26-93  
Date Approved

7-21-93  
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