

DATE SUBMITTED 4-6-94

✓ BUILDING PERMIT NO. 48173  
FEE \$ 500

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 2621 E1 CORONA DR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2134  
SUBDIVISION CORONA DEL REY SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
FILING 1 BLK 1 LOT 3A NO. OF FAMILY UNITS 1  
TAX SCHEDULE NO. 2945-121-01-052 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
OWNER DEL REY HOMES INC DESCRIPTION OF WORK AND INTENDED USE:  
ADDRESS 960 BELFORD AVE RESIDENCE  
TELEPHONE 245-9116

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
SETBACKS: Front 18.5 from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 0' from property line GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
Rear 7 from property line CENSUS TRACT 6 TRAFFIC ZONE 28  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature [Signature]  
Date Approved 4-6-94 Date 4-6-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

# Corona Del Rey

A PLANNED COMMUNITY

ACCEPTED *Edwards 4-6-94*  
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.

