

DATE SUBMITTED 5-11-94

BUILDING PERMIT NO. 48550

FEE \$ 500

U'D 7559 - 5/11/94
(sewer Tap)

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

BLDG ADDRESS 2633 EL CORONA DR

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2078

SUBDIVISION El Corona

SQ. FT. OF EXISTING BLDG(S) 0

FILING 1 BLK ONE LOT 2A

TAX SCHEDULE NO. 2945-121-01-050

NO. OF FAMILY UNITS 1

OWNER DEL REY HOMES, INC

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 960 BELFORD AVE

DESCRIPTION OF WORK AND INTENDED USE:
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-6

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front 18.5 from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 0 from property line

CENSUS TRACT 6 TRAFFIC ZONE 28

Rear 7' from property line

PARKING REQ'MT

Maximum Height

SPECIAL CONDITIONS:

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 Ronnie Edwards Applicant Signature Juan Le...

Date Approved 5-11-94 Date 5-11-94

Mellie Fowler - 5-11-94

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

(White: Planning)

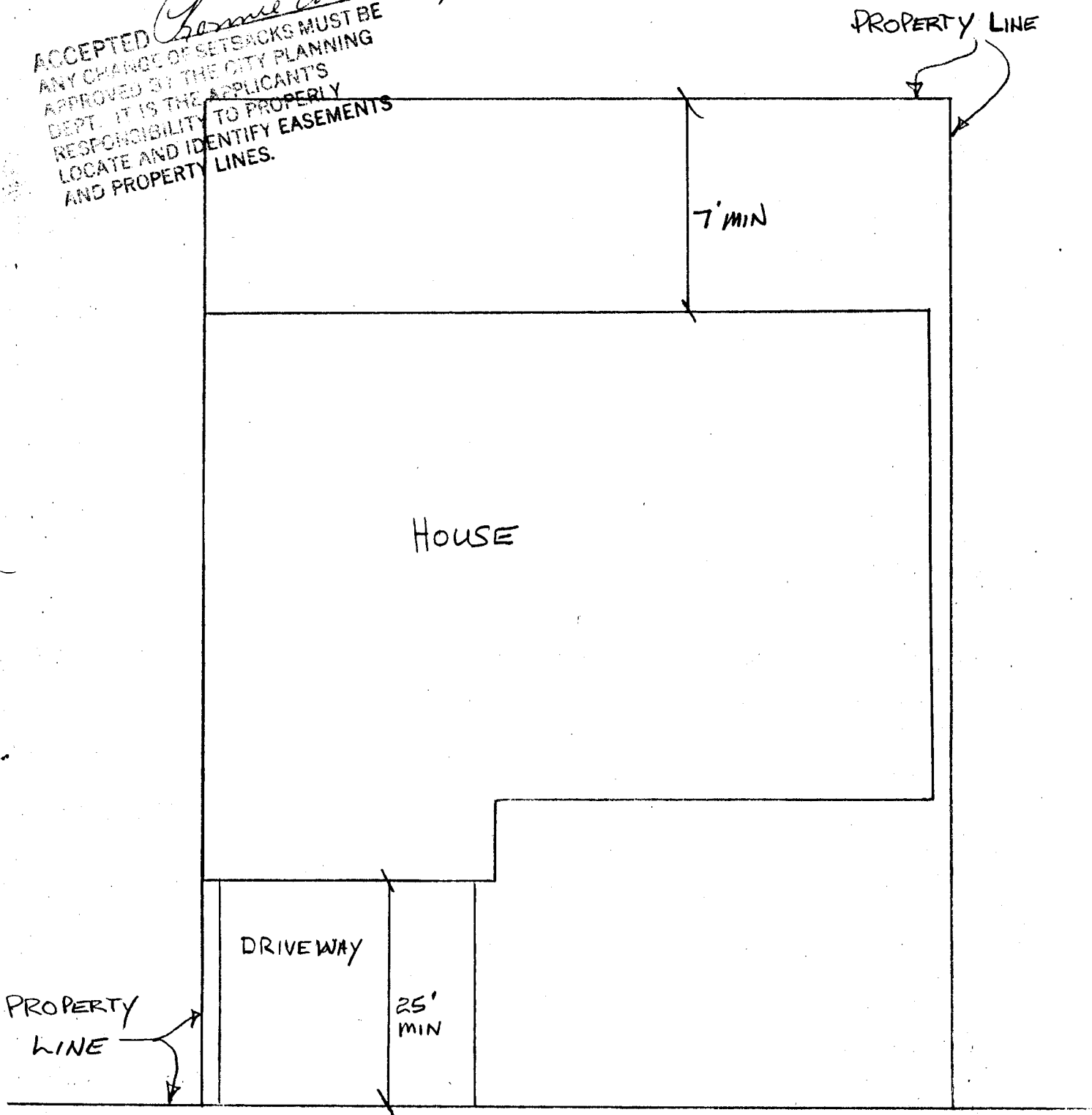
(Yellow: Customer)

(Pink: Building Department)

Corona Del Rey

A PLANNED COMMUNITY

ACCEPTED *Rosmie Edwards* 5/11/94
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.



2633 EL CORONA DR.