

DATE-SUBMITTED: 2-23-94

PERMIT NO. 47689

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2646 EL CORONA DR SQ. FT. OF BLDG: 1476

SUBDIVISION CORONA DEL REY SQ. FT. OF LOT: 3050

FILING # 1 BLK # 2 LOT # 2 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-121-01-034 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER DEL REY HOMES, INC USE OF EXISTING BUILDINGS: _____

ADDRESS 960 BELFORD AVE DESCRIPTION OF WORK AND INTENDED USE: _____

TELEPHONE: 245-9116 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 PR-4 FLOODPLAIN: YES _____ NO

TBACKS: FRONT 18.5' GEOLOGIC HAZARD: YES _____ NO _____

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

MAXIMUM HEIGHT _____ PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

_____ per approved plan

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.

Marcia Peltz
Department Approval

Juan Ledez
Applicant Signature

2-23-94
Date Approved

2-18-94
Date

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

