

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	—



BLDG PERMIT NO. 66682

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2647 EL CORONA DR TAX SCHEDULE NO. 2945-121-01-050

SUBDIVISION CORONA DEL REY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2330

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Ernest Tadoya NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 566 Greenfield Cir East NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 242-2956

(2) APPLICANT AME USE OF EXISTING BLDGS NEW RESIDENCE

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ NEW RESIDENCE

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE P12-6 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req't 2

Side _____ from PL Rear _____ from PL Special Conditions AS PERZ BUILDING
 ENVELOPE

Maximum Height _____ CENSUS 6 TRAFFIC 28 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Ernest Tadoya Date 8/28/98

Department Approval Bill Nuhn Date 8-28-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11551

Utility Accounting Debi Overholt Date 8/28/98

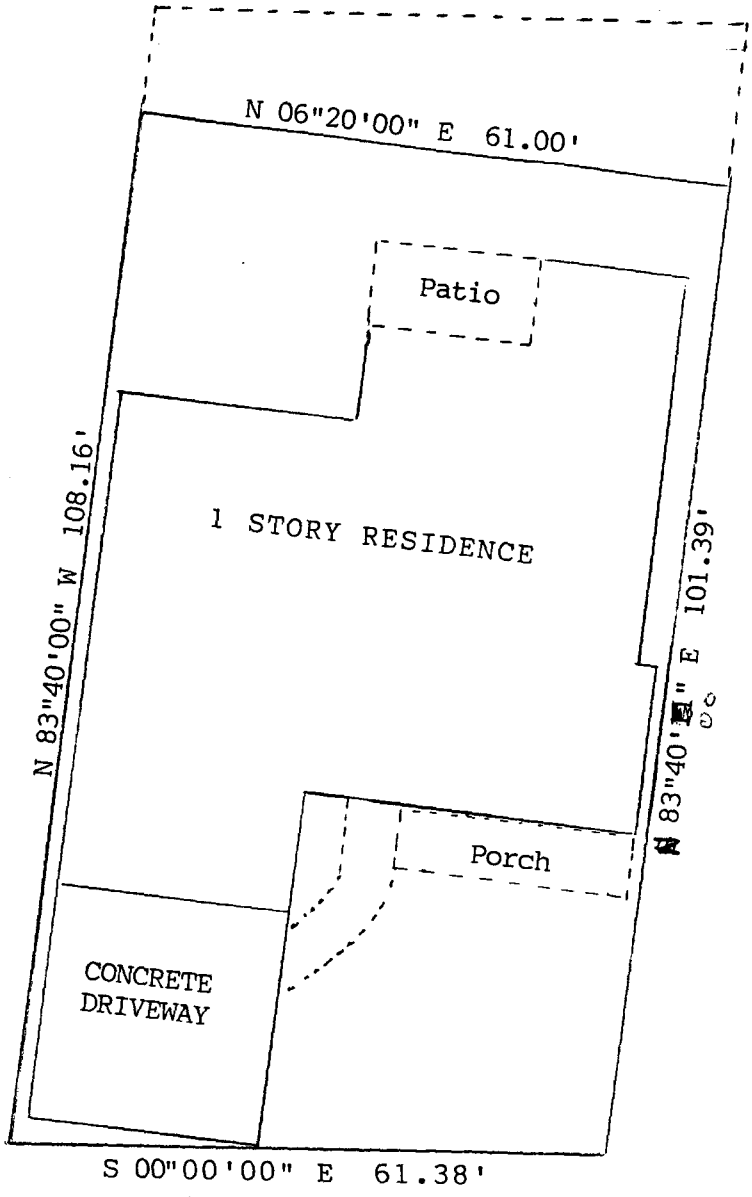
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN
 Harvey S. and Margaret L. Huffer
 2647 El Corona Drive
 Grand Junction, CO 81501

1

TAFDA



ACCEPTED *BV 8.28.98*
KV 7-1-98
 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.

2647 EL CORONA DRIVE
 Scale: 1" = 20'



DRIVEWAY LOCATION OK.
W Ashbeck
7/1/98

Building Envelope Coordinates & Dimensions	
Front (East)	S 00°00'00" E 61.38 Ft (61'4.56")
South Side	N 83°40'00" W 108.16 Ft (108'1.92")
Rear (West)	N 06°20'00" E 61.00 Ft
North Side	S 83°40'11" E 101.39 Ft (101'4.68")
Structure Dimensions	
Front (East)	58'6"
South Side	51'6"
West (Rear)	56'8½"
North Side	65'8" (Including Porch)
Lot Depths - 120 Feet	
Structure Setback (Front)	1'5¼" each side
Structure Setback (Rear)	9'3½" min to 29'2" max
Structure Indent (North Side)	1'9½"
Driveway Extension (South Side)	Approx. 2'6"
Separation 2633 to 2647 El Corona Drive	4.40 Ft (4'4.8")