

FEE \$	10.00
TCP \$	-
SIF \$	298.00

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

BLDG PERMIT NO. 75065



Your Bridge to a Better Community

BLDG ADDRESS 300 Talus Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 2550

TAX SCHEDULE NO. 2947-351-25-003 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION Canyon View VII TOTAL SQ. FT. OF EXISTING & PROPOSED 3386
includes Garage

FILING _____ BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Louis and Betty Brown NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 300 Talus Lane USE OF EXISTING BUILDINGS New Residential

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Superior Development TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 417 Main St **DATE**
MAY 03 2000

(2) TELEPHONE 241-1330

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 PR-2 Maximum coverage of lot by structures _____

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req't 2

Maximum Height 32' Special Conditions Mm. Exterior Setback 20'

CENSUS 1401 TRAFFIC 64 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Joy Vartenheimer Date _____

Department Approval [Signature] Date 5/3/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13075</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>5/3/00</u>

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)

HOUSE SITE PLAN

LOT 3, BLOCK 2
CANYON VIEW-PHASE VII
388 TALUS LANE
GRAND JUNCTION, MESA COUNTY, COLORADO
PLAN 3

ACCEPTED *4/15/00 5/3/00*
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.

TALUS LANE
(44' R.O.W.)

STANDING ROCK DRIVE
(44' R.O.W.)

LOT 3
BLOCK 2

LOT 2
BLOCK 2

DRIVE OK
Em
5/2/00



- 1) Boundary, easement and building setback information taken from the recorded plat of Canyon View-Phase VII, Plat Book 17. Pages 97, 98 & 99. Other documents may exist that would affect this property.
- 2) This site plan is not a land survey plat and does not represent a title search by LANDesign.

Prepared for: Superior Development
917 Main Street
Grand Junction, CO 81501

HOUSE SITE PLAN
LOT 3, BLOCK 2
CANYON VIEW-PHASE VII
388 TALUS LANE
GRAND JUNCTION, MESA COUNTY, COLORADO

LANDesign

ENGINEERS SURVEYORS PLANNERS
250 GRAND AVENUE

SCALE: 1"=30'

30 15 0 30

HOUSE SITE PLAN

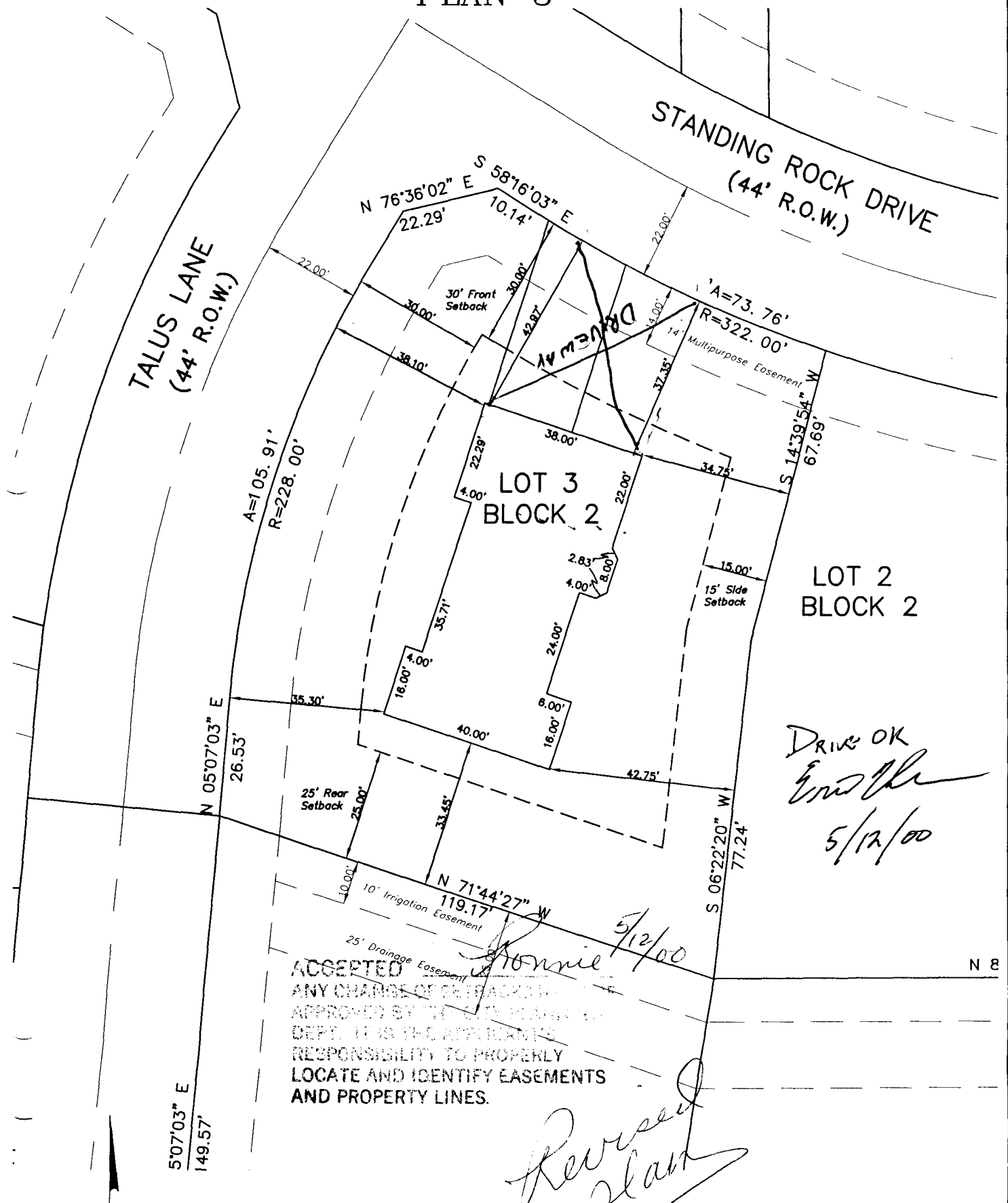
LOT 3, BLOCK 2

CANYON VIEW-PHASE VII

388 TALUS LANE

GRAND JUNCTION, MESA COUNTY, COLORADO

PLAN 3



DRIVE OK
Emille
 5/12/00

Honnie
 5/12/00

Revised Plan

ACCEPTED
 ANY CHANGE OF SETBACKS
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPROXIMATE
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

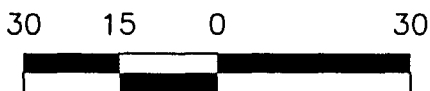


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 917 Main Street
 Grand Junction, CO 81501

SCALE: 1"=30'



HOUSE SITE PLAN				
LOT 3, BLOCK 2 CANYON VIEW-PHASE VII 388 TALUS LANE GRAND JUNCTION, MESA COUNTY, COLORADO				
LANDesign				
ENGINEERS * SURVEYORS * PLANNERS 259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099				
PROJECT NO. 200045	SURVEYED	DRAWN	CHECKED	SHEET
DATE: May, 2000		RM		1