

FEE \$	10.00
TCP \$	0
SIF \$	292.00

OK



BLDG PERMIT NO. 74799

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 389 Talus Ln TAX SCHEDULE NO. 2947-263-00-059
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2983
 FILING VII BLK #3 LOT #1 SQ. FT. OF EXISTING BLDG(S) n/a
 (1) OWNER Fred & Winona Schardt NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 200 Grand Ave #316
 (1) TELEPHONE 243-1985 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Austin & Augusta USE OF EXISTING BLDGS na
 (2) ADDRESS 200 Grand Ave #316 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-1985 New Construction

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 30%
 SETBACKS: Front 30' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS 1401 TRAFFIC 64 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 [Signature] Date 4/14/00
 Department Approval [Signature] Date 4-14-00
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13004
 Utility Accounting [Signature] Date 4/17/00

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)

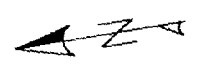
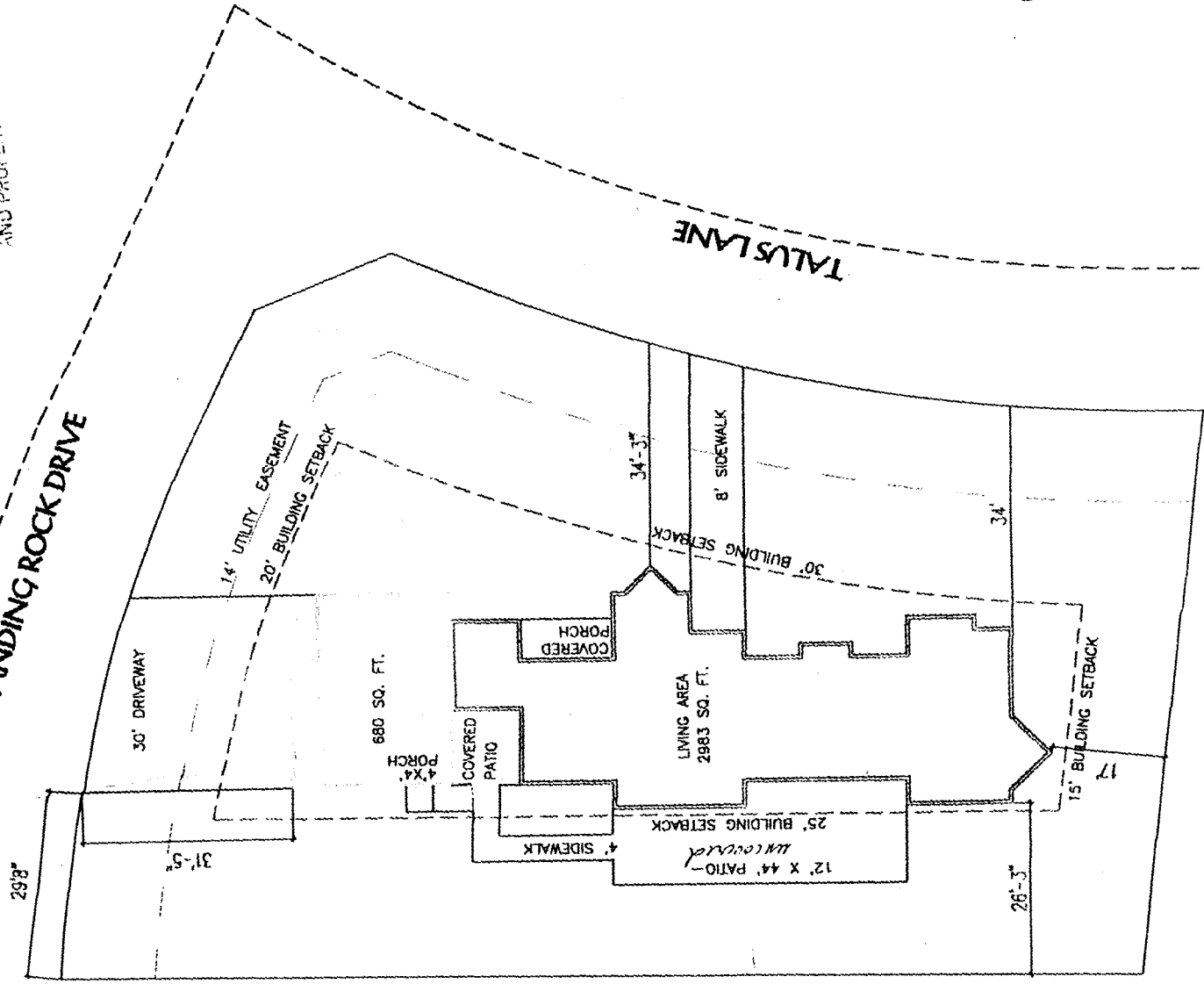
DEPT. OF PUBLIC WORKS
RESPONSIBLE FOR THE
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

9/24/19
DRIVE O.K.
for m/m

SCHWARTZ
CANYON VIEW PHASE VII
LOT 1, BLOCK 3
389 TALLUS LANE

STANDING ROCK DRIVE

TALLUS LANE



SITE PLAN
SCALE: 1" = 20'