

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 75394



Your Bridge to a Better Community

BLDG ADDRESS 390 Talus Lane SQ. FT. OF PROPOSED BLDGS/ADDITION 2297
 TAX SCHEDULE NO. 2947-351-30-0003 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Canyon View 34-001 TOTAL SQ. FT. OF EXISTING & PROPOSED 2297
 FILING 89 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Ellen Walters NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 390 Talus Lane USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE _____
 (2) APPLICANT Superior Development DESCRIPTION OF WORK & INTENDED USE New Residential
 (2) ADDRESS 917 Main St TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-241-1330 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 1402 TRAFFIC 66 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 _____ Date 5-30-00
 Department Approval Dante Castello Date 5-30-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13132</u>
Utility Accounting <u>Rt Hart</u>		Date	<u>5/30/00</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)

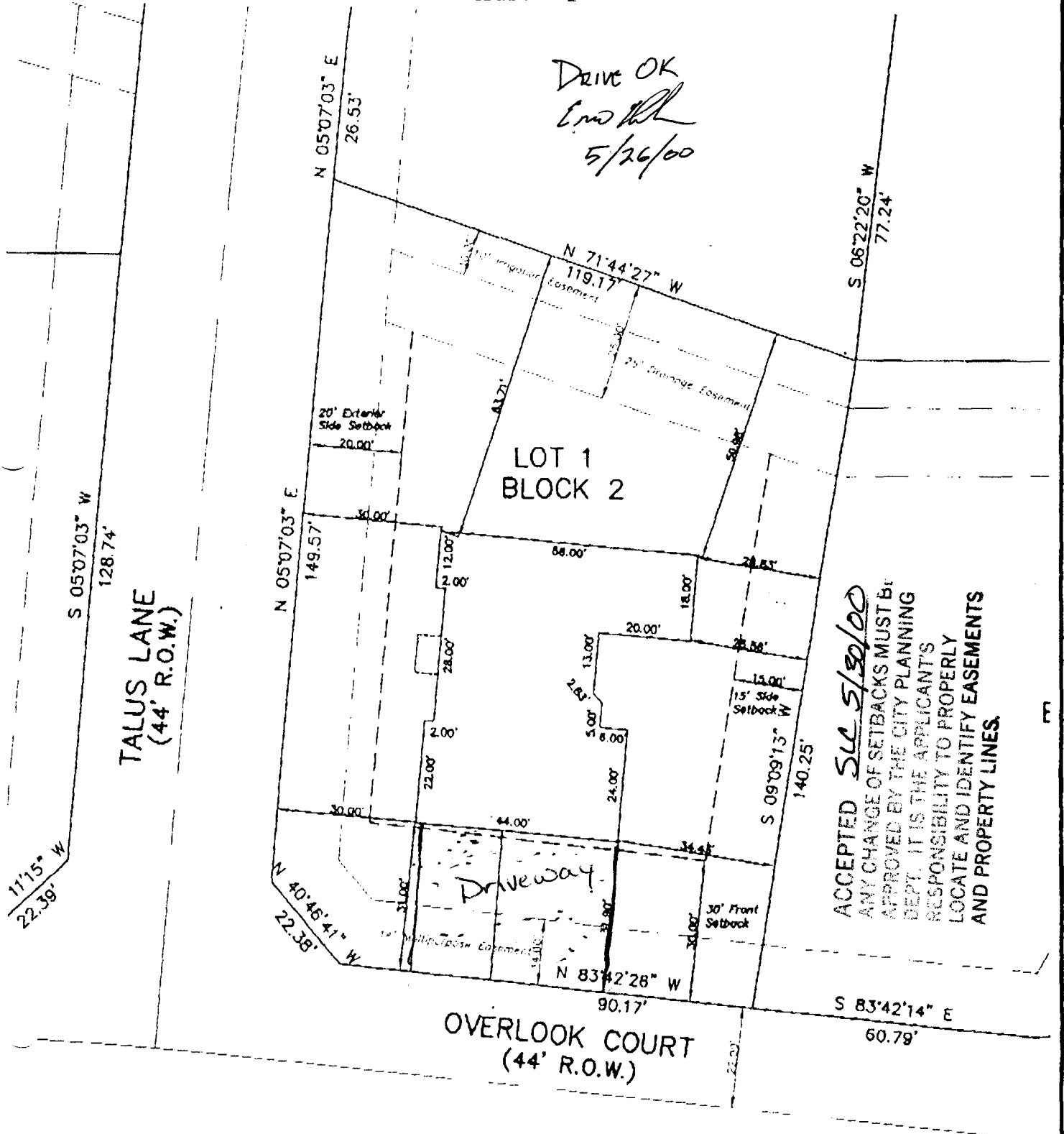
HOUSE SITE PLAN

LOT 1, BLOCK 2

CANYON VIEW-PHASE IX

390 TALUS LANE

GRAND JUNCTION, MESA COUNTY, COLORADO
PLAN 4



- 1) Boundary, easement and building setback information taken from the recorded plat of Canyon View-Phase IX, Plat Book 17, Pages 284 & 285. 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

SCALE: 1"=30'

30 15 0 30

HOUSE SITE PLAN
LOT 1, BLOCK 2
CANYON VIEW-PHASE IX
390 TALUS LANE
GRAND JUNCTION, MESA COUNTY, COLORADO