

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 70581



Your Bridge to a Better Community

BLDG ADDRESS 391 Talus Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 2875
 TAX SCHEDULE NO. 2947-351-33-001 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED NA
 FILING 9 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Superior Development NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 917 Main St. USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 241-1330 DESCRIPTION OF WORK & INTENDED USE New residential
 (2) APPLICANT Superior Development TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE Same _____ 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 PD Maximum coverage of lot by structures 3090
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions Exterior Side 20'
 CENSUS 1401 TRAFFIC 104 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 Marie Seaton Date 8/28/00
 Department Approval Ronnie Edwards Date 8/28/00

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>3351</u>
Utility Accounting:	<u>Debi Overholt</u>	Date	<u>8/28/00</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 1

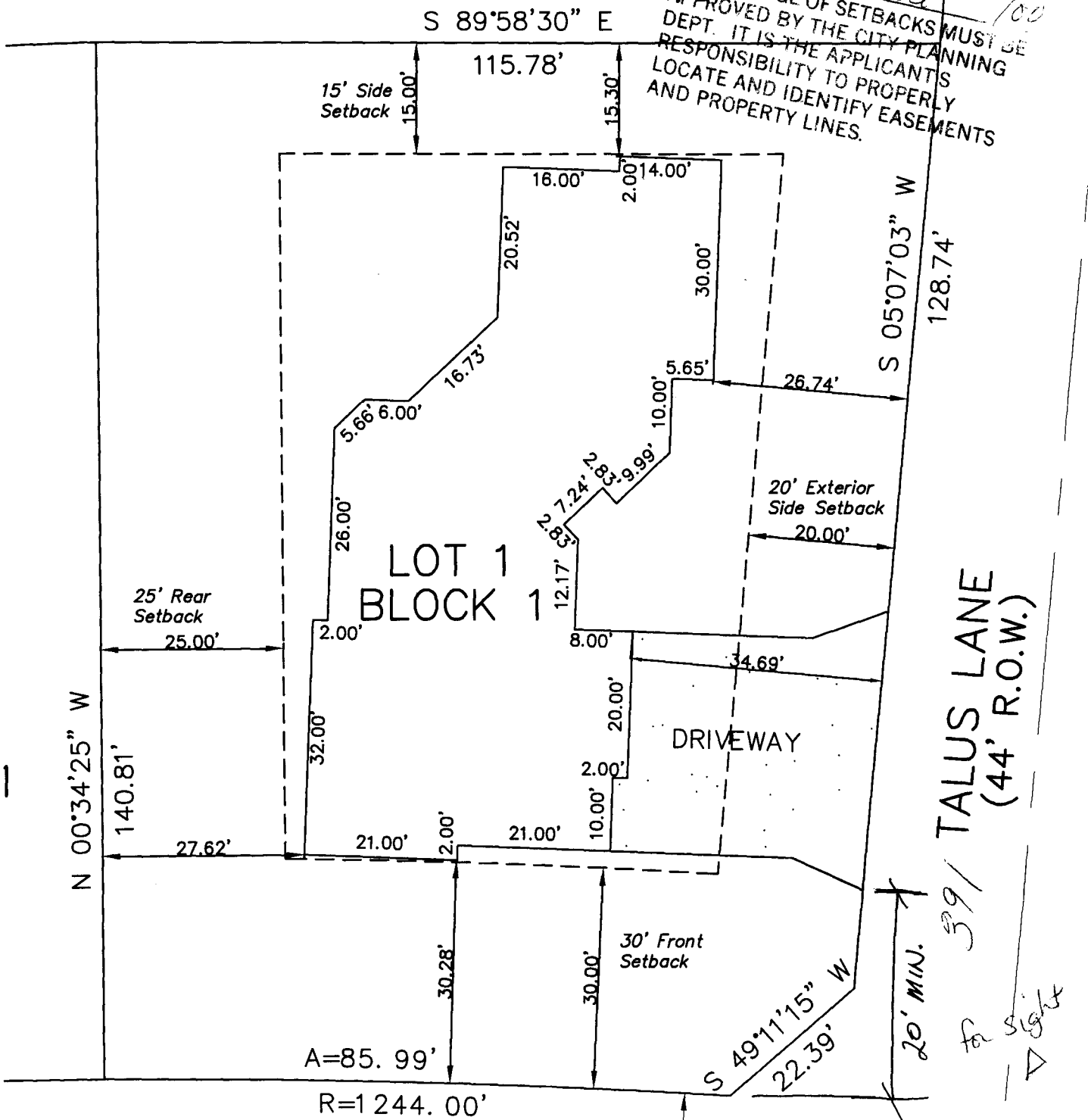
CANYON VIEW—PHASE IX

2190 OVERLOOK/391 TALUS LANE

GRAND JUNCTION, MESA COUNTY, COLORADO

PLAN 8

ACCEPTED *9/28/00*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



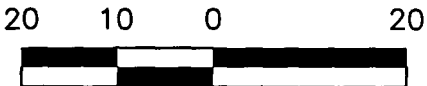
OVERLOOK ROAD
(44' R.O.W.)



- 1) Boundary and easement 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.
- 3) Building setback information provided by Superior Development.

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

SCALE: 1"=20'



HOUSE SITE PLAN					
LOT 1, BLOCK 1 CANYON VIEW—PHASE IX 2190 OVERLOOK/391 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	OF
DATE: August, 2000		RM		1	1