

FEE \$	700 —
TCP \$	—
SIF \$	—



BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS	<u>717 24 3/4 Rd</u>	TAX SCHEDULE NO.	<u>2701-334-11-071</u>
SUBDIVISION	<u>Payton II</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>12x24'</u>
FILING	<u>—</u> BLK <u>—</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S)	<u>—</u>
(1) OWNER	<u>Payton Roberson</u>	NO. OF DWELLING UNITS BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>Same</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>1</u> AFTER: <u>2 (municipal)</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>243-5993</u>	USE OF EXISTING BLDGS	<u>home</u>
(2) APPLICANT	<u>↓</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>above ground pool</u>
(2) ADDRESS	<u>↓</u>		
(2) TELEPHONE	<u>↓</u>		

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	<u>RSF-4</u>	Maximum coverage of lot by structures	<u>35%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	_____
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	_____
Side	<u>9'</u> from PL		
Rear	<u>10'</u> from PL		
Maximum Height	<u>32'</u>	CENSUS	<u>9</u> TRAFFIC <u>4</u> ANN# _____

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	<u>[Signature]</u>	Date	<u>6-29-98</u>
Department Approval	<u>[Signature]</u>	Date	<u>6-29-98</u>

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

Utility Accounting	<u>[Signature]</u>	Date	<u>6-29-98</u>
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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)

PAYTON II SUBDIVISION

A REPLAT OF LOT 1, PAYTON SUBDIVISION

LOCATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Payton Roberson and Barbara A. Roberson, are that real property as described in Book 1650 at Pages 947 & 948 of the Mesa County Clerk and Recorder, being more particularly descri-

Lot 1, Payton Subdivision, Mesa County, Colorado.

That said owner has caused the said real property to be laid out a PAYTON II SUBDIVISION a subdivision of a part of the City of Grand of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart real property as on the accompanying plat as follows:

All Streets and Rights-of-Way to the City of Grand Junction in public forever;

All Common (or Open Space) Tracts to the Payton II Homeowners' purpose of open space, drainage easement and detention area;

All Multi-Purpose Easements to the City of Grand Junction for utilities as perpetual easements for the installation, operation, of utilities and appurtenances thereto including, but not limited: TV lines, natural gas pipelines, sanitary sewer lines, water lines, also for the installation and maintenance of traffic control facility street trees and grade structures;

All Irrigation Easements to the Payton II Homeowners Association for the installation, operation, maintenance and repair of private

All Drainage Easements to the Payton II Homeowners Association for the conveyance of runoff water which originates within the area upstream areas, through natural or man-made facilities above or be-

All Detention / Retention Easements to the Payton II Homeowner of conveying and detaining / retaining runoff water which originates and also for the conveyance of runoff from upstream areas;

All easements include the right of ingress and egress on, along, over and across by the beneficiaries, their successors, or assigns, to go, to or remove interfering trees and brush, and in Drainage and Detention easements, the right to dredge; provide, however, that the beneficiaries shall utilize the same in a reasonable and prudent manner. Further or tracts hereby platted shall not burden nor overburden said easements placing any improvements thereon which may prevent reasonable ingress or egress.

IN WITNESS WHEREOF said owners have caused their names to be hereunto this ____ day of _____, 1997.

Payton Roberson
Barbara A. Roberson

Lienholder: Sooper Credit Union

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 1997, by Payton Roberson and Barbara A. Roberson.

My commission expires _____
Witness my hand and official seal _____
Notary Public

Address _____

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 1997, by Sooper Credit Union.

My commission expires _____
Witness my hand and official seal _____
Notary Public

Address _____

CITY APPROVAL

This plat of PAYTON II SUBDIVISION, a subdivision of the City of Grand Junction, Mesa County, Colorado, is approved and accepted on the ____ day of _____, 1997.

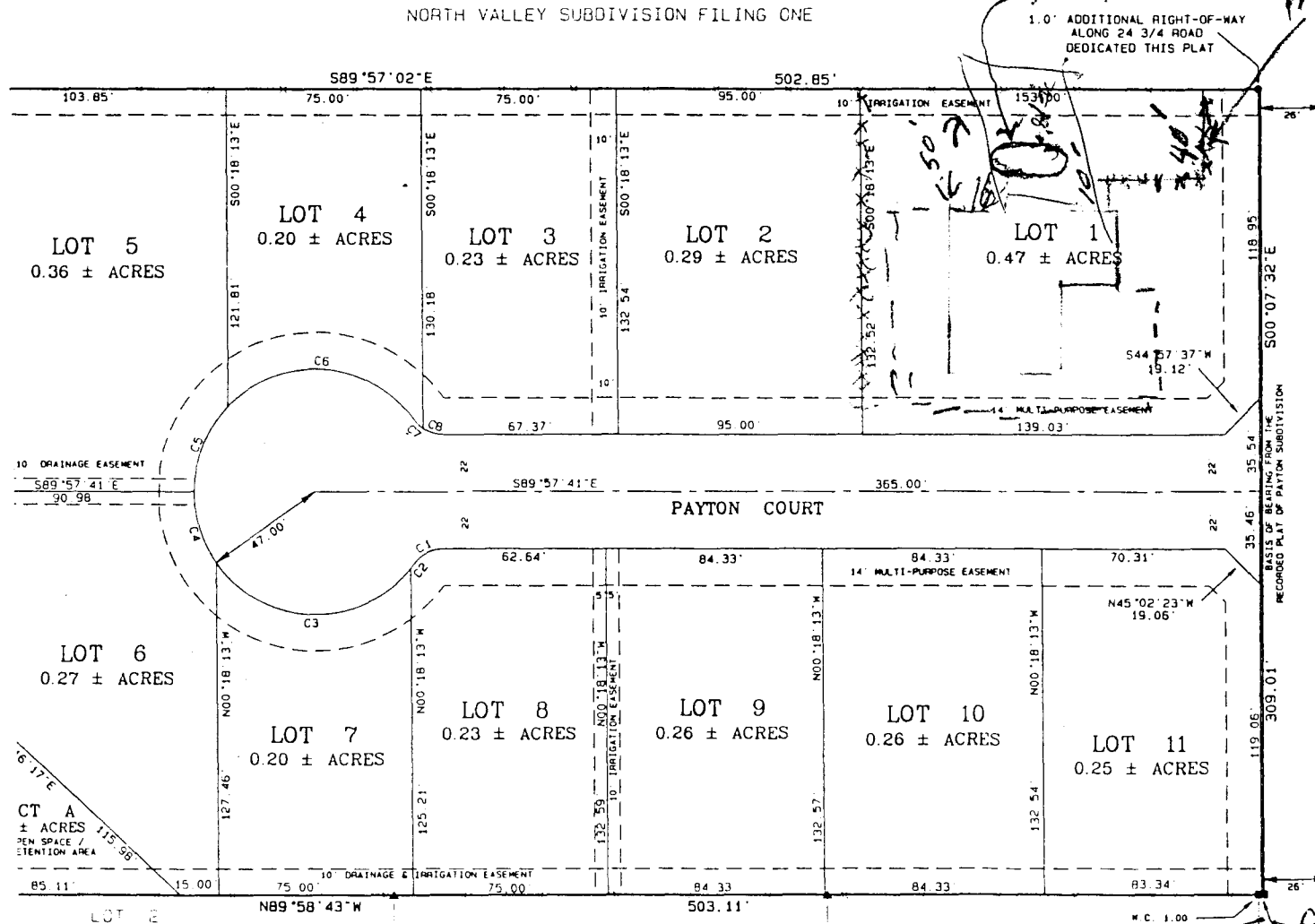
City Manager _____ City _____

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at _____ this ____ day of _____ A.D., 1997, and is duly recorded.

No. _____ Page _____ Fee \$ _____ Drawer No. _____
Reception No. _____



CT A
± ACRES
OPEN SPACE /
RETENTION AREA

SURVEYOR'S CERTIFICATE

I, Michael W. Drissel, a registered Professional Surveyor in the state of Colorado, do hereby certify that this subdivision was made by me and / or under my direct supervision, and that both are accurate to the best of my knowledge and belief. I also certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable laws and regulations of the State of Colorado.

ACCEPTED
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.

10-29-98