

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>-</sup>



BLDG PERMIT NO. 66 441

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 2471 Payton Ct TAX SCHEDULE NO. 2701-334-11-071  
 SUBDIVISION Payton II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1995  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 10 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Randall R VanGoesbeek NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2471 Payton Ct  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 250-4355  
 (2) APPLICANT Randall R VanGoesbeek USE OF EXISTING BLDGS Single Family  
 (2) ADDRESS 2471 Payton Ct DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 250-1455

**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 RSF-4 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7' from PL Rear 30' from PL  
 Maximum Height 32'  
 CENSUS 9 TRAFFIC 3 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 Randall R VanGoesbeek Date 8-6-98  
 Department Approval Kristen K. Adkins Date 9/25/98

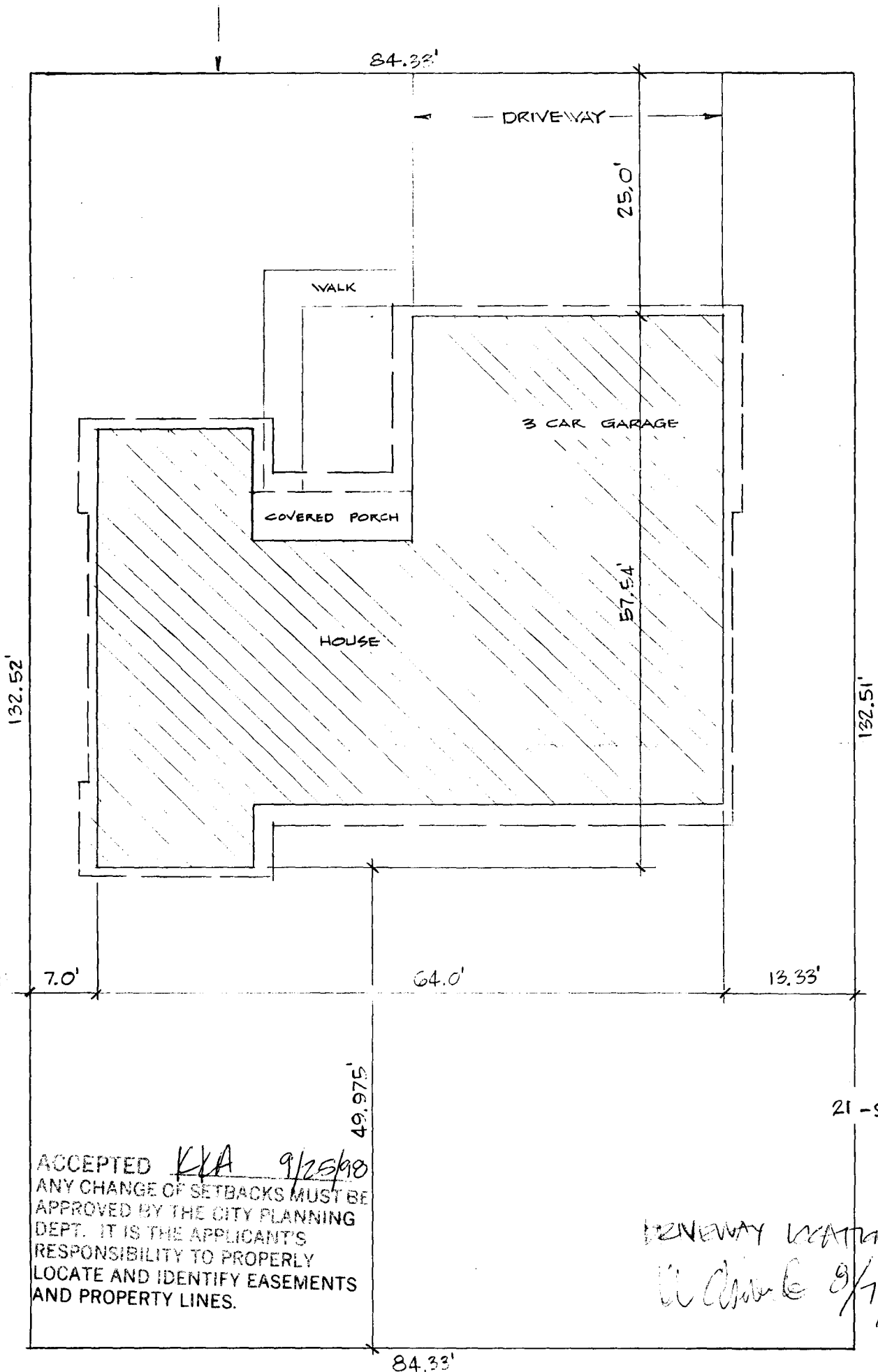
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11625

Utility Accounting [Signature] Date 9/25/98

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)

84.33'



21 - 9 1/2 BCI X 2

ACCEPTED *KVA* 9/25/18  
 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.

DRIVEWAY LOCATION OK.  
*W. C. ...* 9/7/18

84.33'