

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 67648

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



BLDG ADDRESS 2463 Payton Ct. TAX SCHEDULE NO. 2701-334-28-006  
 SUBDIVISION Payton II Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1906  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 6 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER J. G. Melzahn Const, Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3050 Bookcliff Ave. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 434-6069 USE OF EXISTING BLDGS 0  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) ADDRESS \_\_\_\_\_ Single Family Residence  
 (2) TELEPHONE \_\_\_\_\_

**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-1 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2  
 Side 7' from PL Rear 30' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 9 TRAFFIC 4 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).

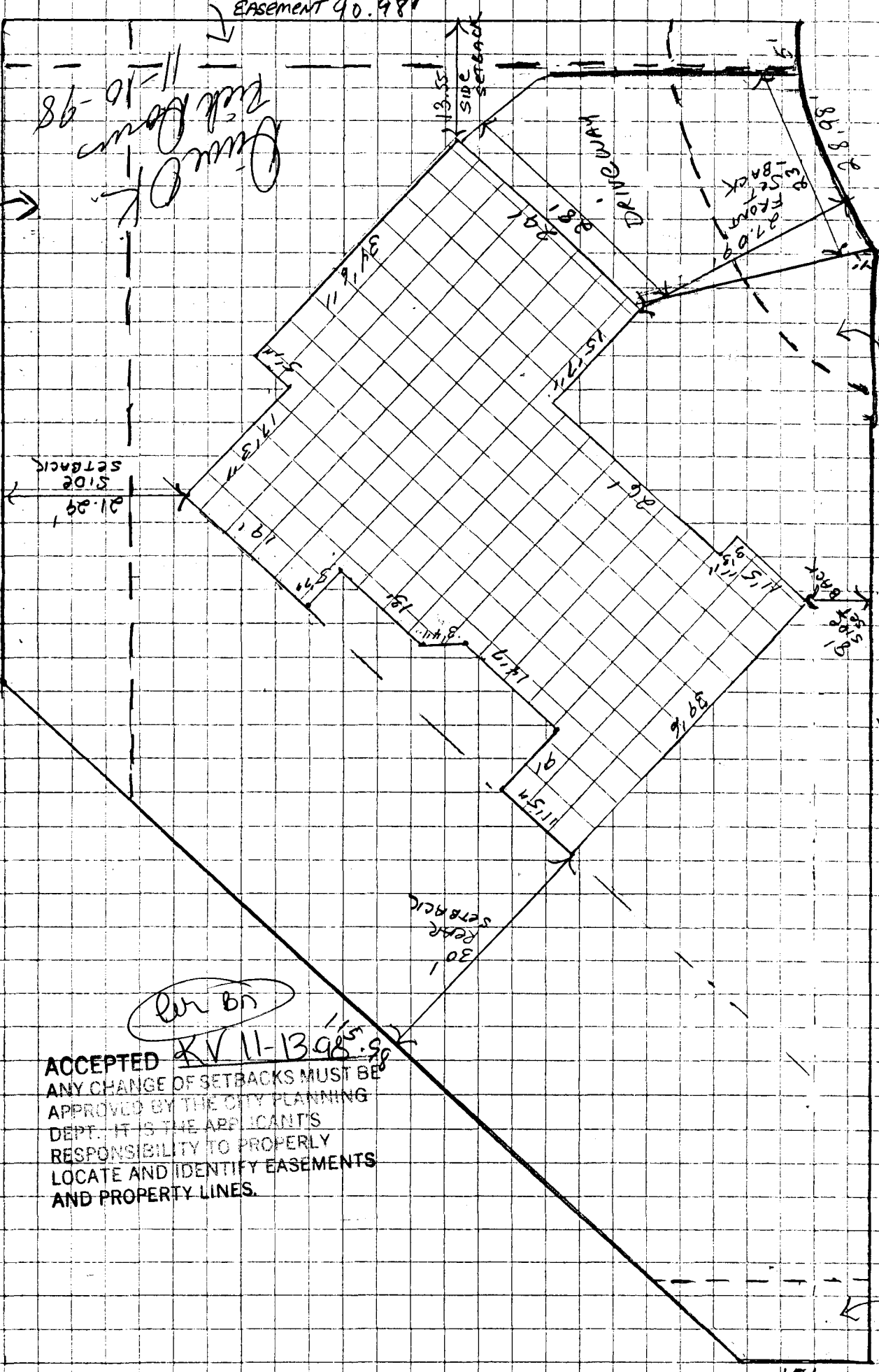
Applicant Signature [Signature] Date 11-10-98  
 Department Approval [Signature] Date 11-13-98  
 Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11754  
 Utility Accounting [Signature] Date 11/13/98  
 VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Side setback put drill 11-13-98

15' DRAINAGE EASEMENT

5' DRAINAGE EASEMENT 90.981



15' FRONT SETBACK

44' MOULT EASEMENT



2463 PAYTON COURT

187.76'

15' FRONT SETBACK

30' REAR SETBACK

Per Br

ACCEPTED 11-13-98

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' IRR+ DRAINAGE EASEMENT

151