

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 44899

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2465 Payton Ct. TAX SCHEDULE NO. 2701-334-28-007

SUBDIVISION Payton II Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 17634

FILING _____ BLK _____ LOT 7 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER J. G. Molzahn Const, Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3020 Brookcliff Ave. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-434-6009 USE OF EXISTING BLDGS 0

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: New Single Family Residence

(2) ADDRESS _____

(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-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

Side 7 from PL Rear 30' from PL Special Conditions _____

Maximum Height 32' CENSUS 9 TRAFFIC 4 ANNEX# _____

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 9-15-98

Department Approval [Signature] Date 9-17-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. # 11601 TR-86674

Utility Accounting [Signature] Date 9-17-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

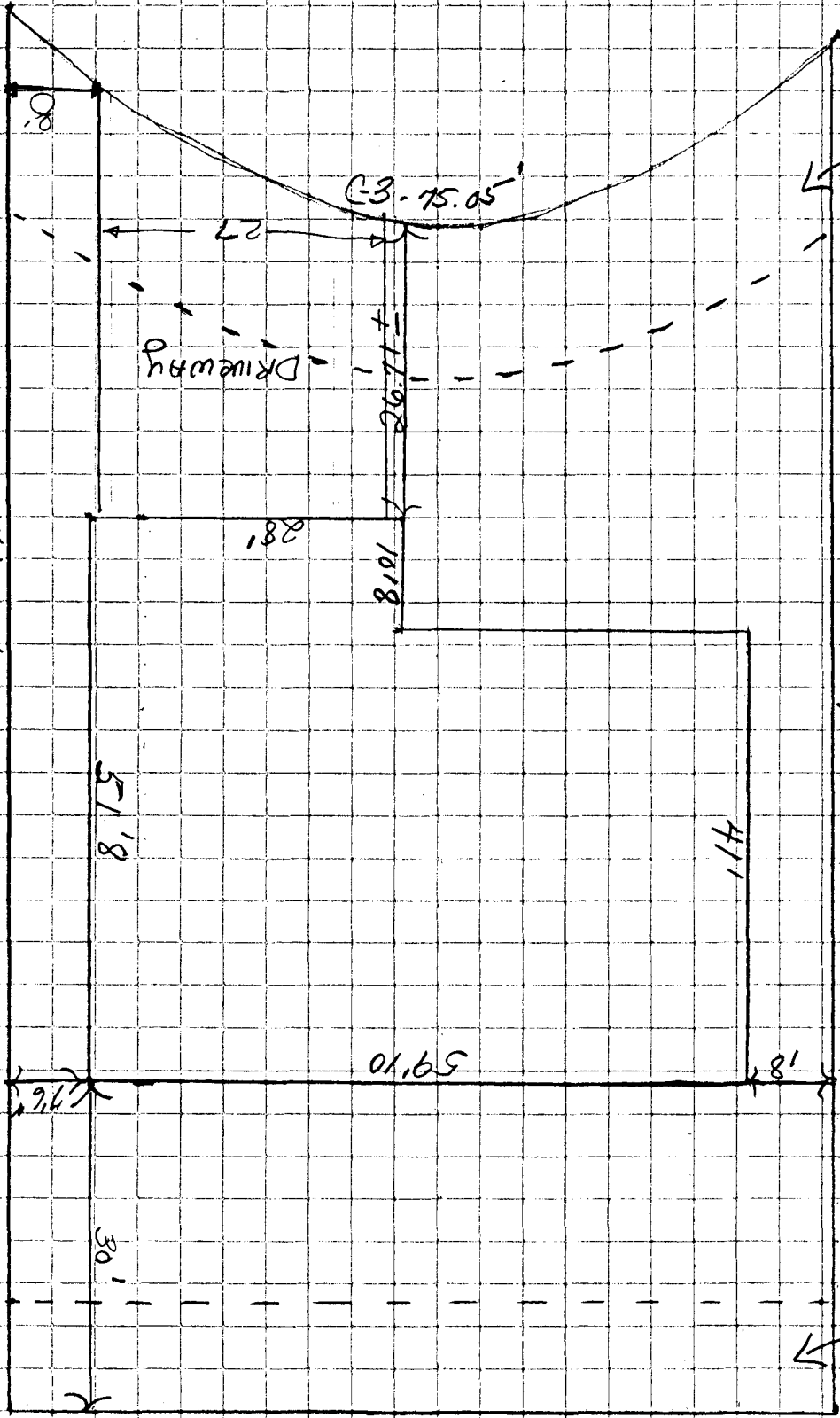
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1/4 = 3.87

60.13

PAYTON COURT

9-15-98
Rack Room
D/C



14' MULTI-PURPOSE EASEMENT

ACCEPTED 2517 9-17-98
 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.

2465 PAYTON COURT

10' DRAINAGE + IRRIGATION EASEMENT

127.46'

51'8"

59.10'

75.00'

125.21'

11'

8.10'

1.88'

3.75.05'

8'

DRIVEWAY

2.72'

30'

4.8'

27'

20.11'