

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	29.2 ⁰⁰



BLDG PERMIT NO. 05701

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2407 Payton Ct. TAX SCHEDULE NO. 2701-334-28-008
 SUBDIVISION Payton II Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1668
 FILING — BLK — LOT 8 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 Bookcliff Ave. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-434-6069 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Same as owner DESCRIPTION OF WORK AND INTENDED USE: 1668
 (2) ADDRESS _____ Single Family Dwelling
 (2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperity 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 75%
 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 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 6-18-98

Department Approval [Signature] Date 6-26-98

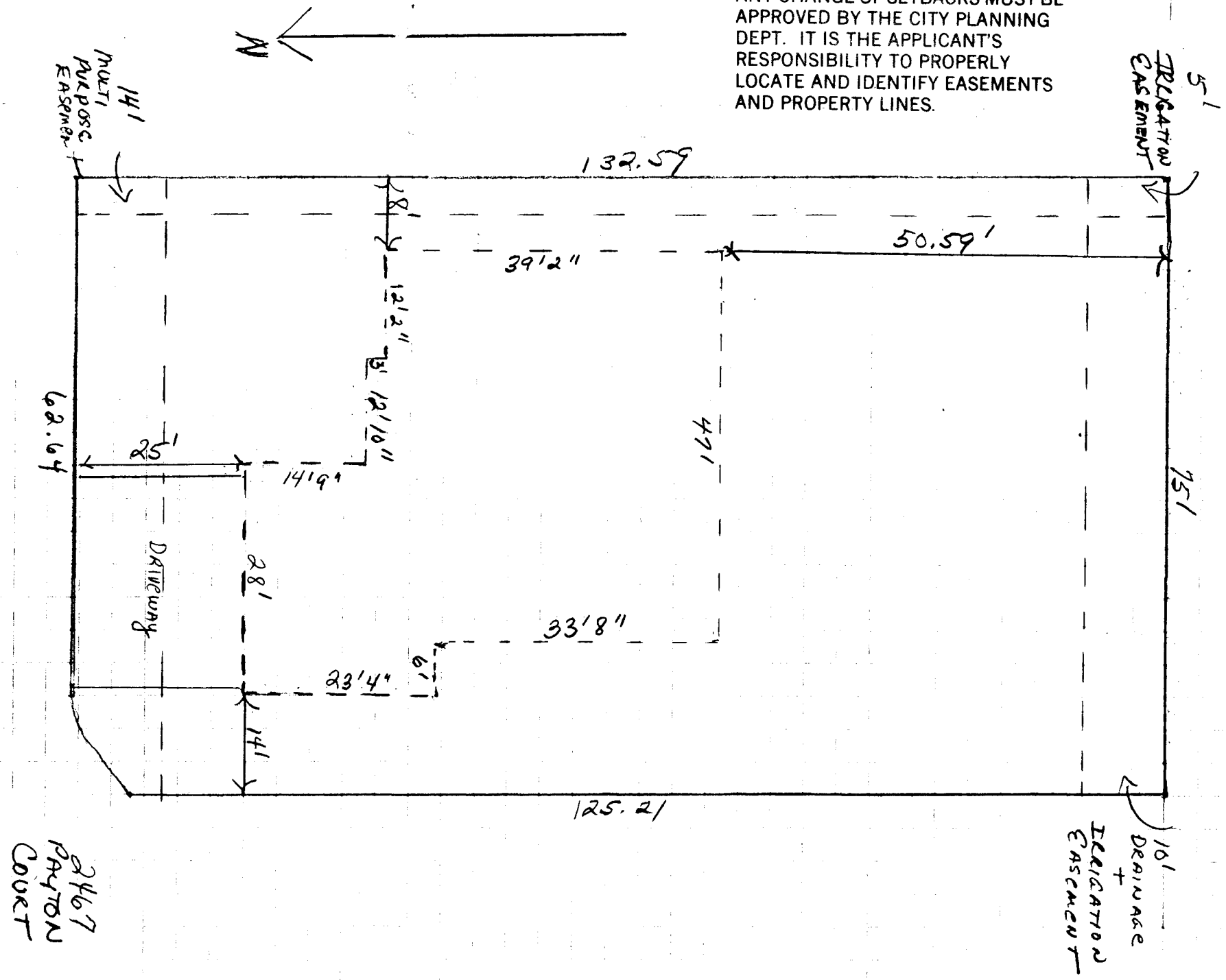
Additional water and/or sewer tap fee(s) are required: YES 0 NO _____ W/O No. 11906

Utility Accounting [Signature] Date 6/26/98

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)

ACCEPTED SLC 10-26-98
 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.



PAYTON COURT

PRIMARY LOCATION

R. Schmidt 6/22/98

2467
 PAYTON
 COURT