

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 07090

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2409 Payton Ct. TAX SCHEDULE NO. 2701-334-28-009
 SUBDIVISION Payton II Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1892
 FILING _____ BLK _____ LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER J-6 International Corp Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3050 Brookcliff Ave.
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 970-434-6069 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS 0
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New Single
 (2) TELEPHONE _____ Family Residence

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 RSE-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front _____ from property line (PL) Parking Req't 2
 or _____ 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 _____ Date 4-29-98
 Department Approval Antonia Costello Date 10-8-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11669

Utility Accounting Sharon Shaper Date 10/8/98

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)

PAYTON COURT

