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BLDG PERMIT NO. 68736

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

48

BLDG ADDRESS 2464 Payton Ct TAX SCHEDULE NO. 2901-334-28-005
 SUBDIVISION Payton II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x16'
 FILING — BLK B LOT 5 SQ. FT. OF EXISTING BLDG(S) 1675'
 (1) OWNER Margaret Stone NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2464 Payton Ct. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 241-4569 USE OF EXISTING BLDGS Home
 (2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS Same _____
 (2) TELEPHONE _____ Storage shed

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 _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 10' from PL
Accessories to save to the wall
 Maximum Height _____ 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 Margaret Stone Date 2-16-99
 Department Approval Gonnie Edwards Date 2-16-99

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

Utility Accounting K Dunca Date 2/16/99

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

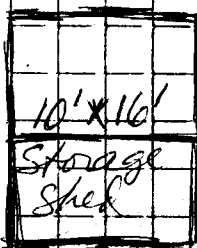
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10' IRRIGATION EASEMENT

103.85'

1/4" = 3.81'

10' easement



setback line

15' DRAINAGE EASEMENT

2/16/99

ACCEPTED... LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

154.15'

67.73'

121.21'

15.48'

52.4'

51.5'



14' MULTI-PURPOSE EASEMENT

DRIVE

2464 PAYTON COURT

PAYTON COURT

5' DRAINAGE EASEMENT

21.29'

90.98'