

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. none req'd under 100 sq ft

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

28-007

BLDG ADDRESS 2465 PAYTON COURT TAX SCHEDULE NO. 2701-334-~~XXXXXX~~
SUBDIVISION PAYTON II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 96
FILING BLK — LOT 7 SQ. FT. OF EXISTING BLDG(S) 1763
(1) OWNER Martin Wacker NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2465 Payton Ct. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENCE
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: Build Shed for storing lawn tools
(2) TELEPHONE SAME

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) or — from center of ROW, whichever is greater Parking Req'mt —
Side 3' to eave from PL Rear 10' from PL Special Conditions no overhang in easement
Maximum Height — CENSUS 9 TRAFFIC 4 ANNEX# —

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Martin Wacker Date 4/5/99
Department Approval Ronnie Edwards Date 4-5-99

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. no chg in use
Utility Accounting Dotter Vanover Date 4-5-99

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)

PAYTON COURT

R=47.00'
CH=75.05'
S88°15'44"E

14' MULTIPURPOSE EASEMENT

ACCEPTED *Ronnie* 4/7/99
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. AND THE CITY ENGINEER. BE RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

COVERED AREA

SINGLE STORY FRAME & BRICK HOUSE

OVERHANG

COVERED AREA

OVERHANG

Scale distorted during Copying

↳ to save **10' DRAINAGE & IRRIGATION EASEMENT**

N 89°57'57" W 75.00'

N 00°18'13" W 125.13'

