

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO.	69369
-----------------	-------

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2470 Payton Court TAX SCHEDULE NO. 270 1 334 28 012

SUBDIVISION Payton II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1872

FILING BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Randy & Sherri Adamson NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Sunset Ln

(1) TELEPHONE 943 8185 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Ivan Green USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 993 19th Rd Fruita DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 858 7087 NEW RESIDENTS

**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 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 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 Ivan Green Date 3/29/99

Department Approval Ronnie Edwards Date 3-30-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10272

Utility Accounting Wade O'Connell Date 3/30/99

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)

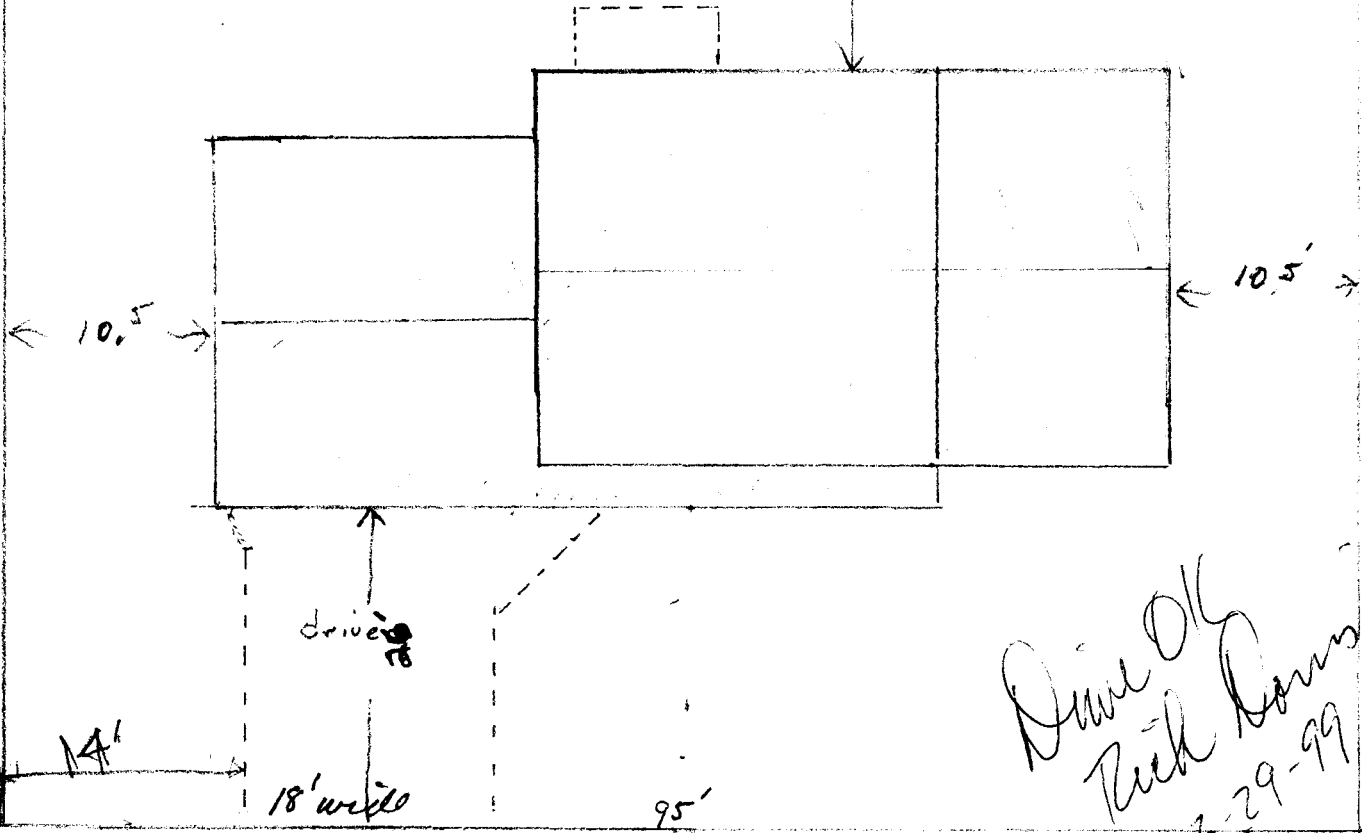
95'

Ronnie 3/30/99

76'

132.7'

132.47'



Done OK  
Rick Brown  
3-29-99

2470 Payton Court