

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 69370

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 9473 Payton court TAX SCHEDULE NO. 270 1 334 28 ~~001~~ ^{001?}

SUBDIVISION Payton II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Fred + Terrie Lambert NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 350 N Sycamore Trl NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 858-1181

(2) APPLICANT Ivan Green USE OF EXISTING BLDGS _____

(2) ADDRESS 793 19th St Trl DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 858 9087 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) Parking Req'mt 2
 or 15' from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Special Conditions _____

Maximum Height 32' CENSUS 9 TRAFFIC 4 ANN# _____

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

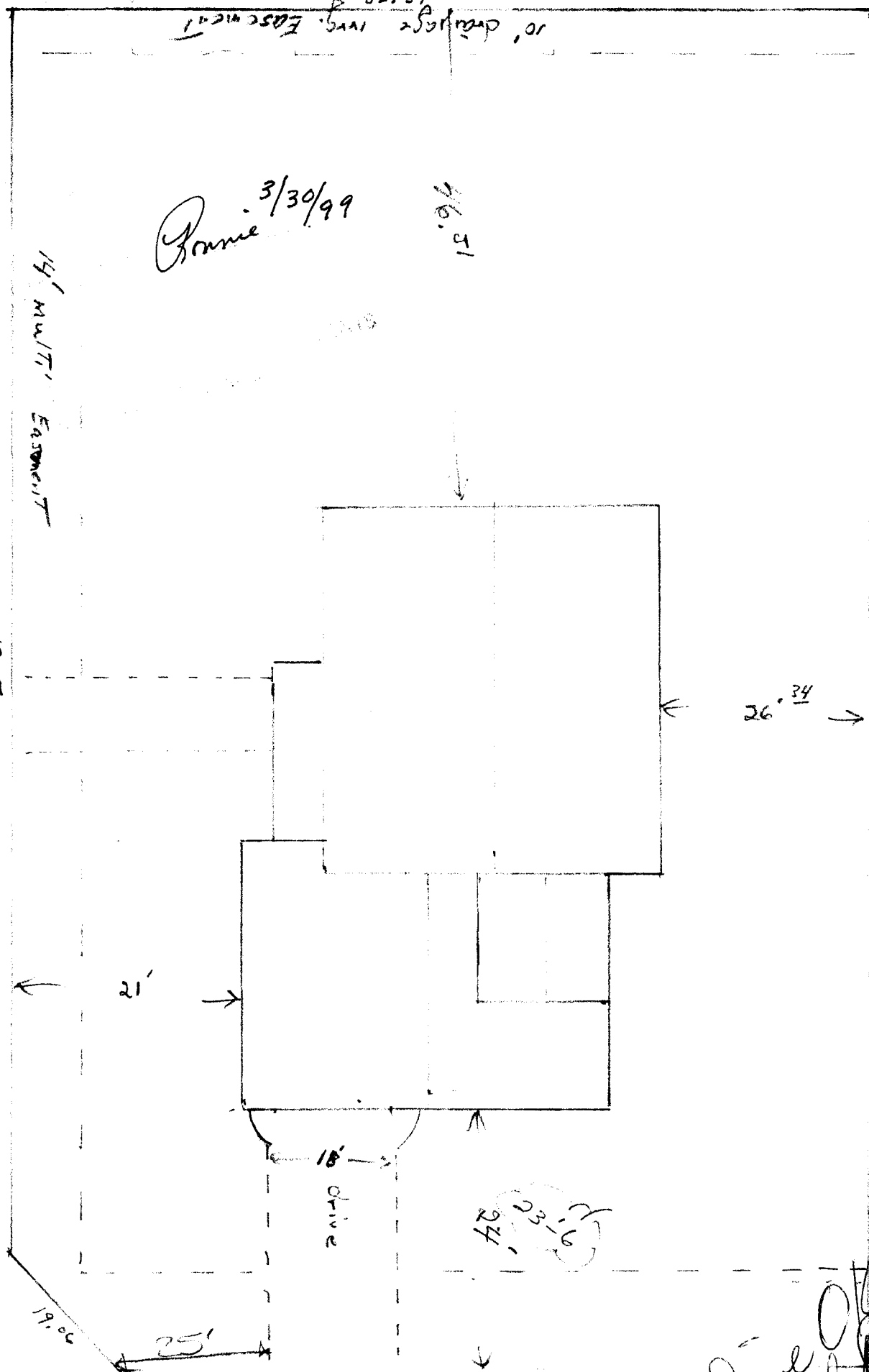
Department Approval Bonnie Edwards Date 3-30-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12071

Utility Accounting Patricia Taner 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)



3/30/99
Ronne

7/6.51

10' drainage inv. Eastment
 45.28

14' MULTI' EASTMENT

132.51

26.34

21'

18' drive

24
 23
 16
 24

70.31

← N

2473 Rayton Court

Dive Off
 Truck
 3-29-99

2473 Rayton Court

24 3/4 Ro

119.05