

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. with not



Your Bridge to a Better Community

*requires a building permit #*

BLDG ADDRESS 2466 Payton Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 112

TAX SCHEDULE NO. 2701-334-28-004 SQ. FT. OF EXISTING BLDGS 1600

SUBDIVISION Payton II TOTAL SQ. FT. OF EXISTING & PROPOSED 1712

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 4

(1) OWNER Wayne Reeder

(1) ADDRESS 2466 Payton Ct.

(1) TELEPHONE (970) 243-7390

(2) APPLICANT Wayne Reeder

(2) ADDRESS 2466 Payton Ct.

(2) TELEPHONE (970) 243-7390

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

USE OF EXISTING BUILDINGS House

DESCRIPTION OF WORK & INTENDED USE Yard Storage on str. dr.

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) Garden Storage

**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 RMF-5

Maximum coverage of lot by structures 60%

SETBACKS: Front 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 3' from PL, Rear 5' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 35'

Special Conditions \_\_\_\_\_

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 Wayne Reeder Date 3-13-01

Department Approval Misha Magan Date 3/13/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Charge</u>
Utility Accounting	<u>Call</u>	Date <u>3/2/01</u>	

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)

S 89°57'57" E 75.00'

FOUND No.5  
REBAR PIN &  
CAP IS 20677

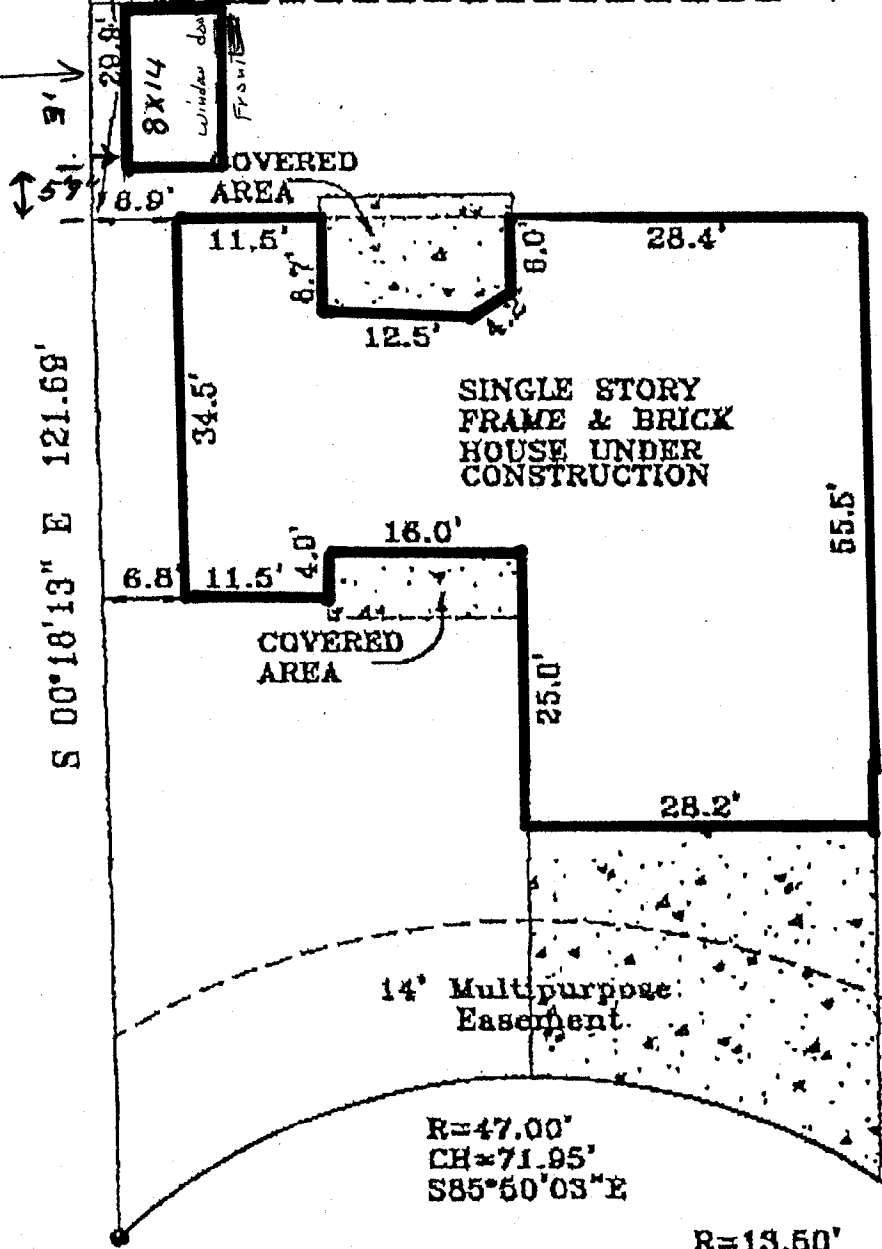
FOUND  
REBAR  
CAP IS

10' IRRIGATION EASEMENT

Proposed  
Bldg.

*Alisa Mason 3/13/07*

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



SINGLE STORY  
FRAME & BRICK  
HOUSE UNDER  
CONSTRUCTION

COVERED  
AREA

14' Multipurpose  
Easement

R=47.00'  
CH=71.95'  
S85°50'03"E

R=13.50'  
CH=4.59'  
S45°41'07"E

Scale 1"=20'

2466 PAYTON COURT  
Grand Junction, CO. 81505

Wayne Reeder  
(970) 243-7390

3-13-01