

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE ^(N)

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 89228



Your Bridge to a Better Community

BLDG ADDRESS 2471 Payton Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 280
TAX SCHEDULE NO. 2701-334-28-010 SQ. FT. OF EXISTING BLDGS 2736 + 112 = 2848
SUBDIVISION Payton # II TOTAL SQ. FT. OF EXISTING & PROPOSED 2736 + 280 = 3016
FILING _____ BLK _____ LOT 10 NO. OF DWELLING UNITS:
Before: _____ After: _____ this Construction
(1) OWNER Randy & Linda VanGrasbeck NO. OF BUILDINGS ON PARCEL
Before: 2 After: 2 this Construction
(1) ADDRESS 2471 Payton Ct GDI USE OF EXISTING BUILDINGS Resid.
(1) TELEPHONE 257-0659 DESCRIPTION OF WORK & INTENDED USE Storage Shed
(2) APPLICANT same TYPE OF HOME PROPOSED:
(2) ADDRESS same Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE same _____ Other (please specify) _____

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 RMF-5 Maximum coverage of lot by structures 60%
SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5'/3' from PL, Rear 25'/5' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS _____ TRAFFIC _____ 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 [Signature] Date 4-28-03
Department Approval [Signature] Date 4-28-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>No dry in use</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/28/03</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)

IMPROVEMENT LOCATION CERTIFICATE

2471 PAYTON COURT

FIRST AMERICAN TITLE #00142661
VAN GAASBECK ACCOUNT
LOT 10 IN PAYTON II SUBDIVISION,
MESA COUNTY, COLORADO.

PAYTON COURT

S 89°57'44" E

84.33'

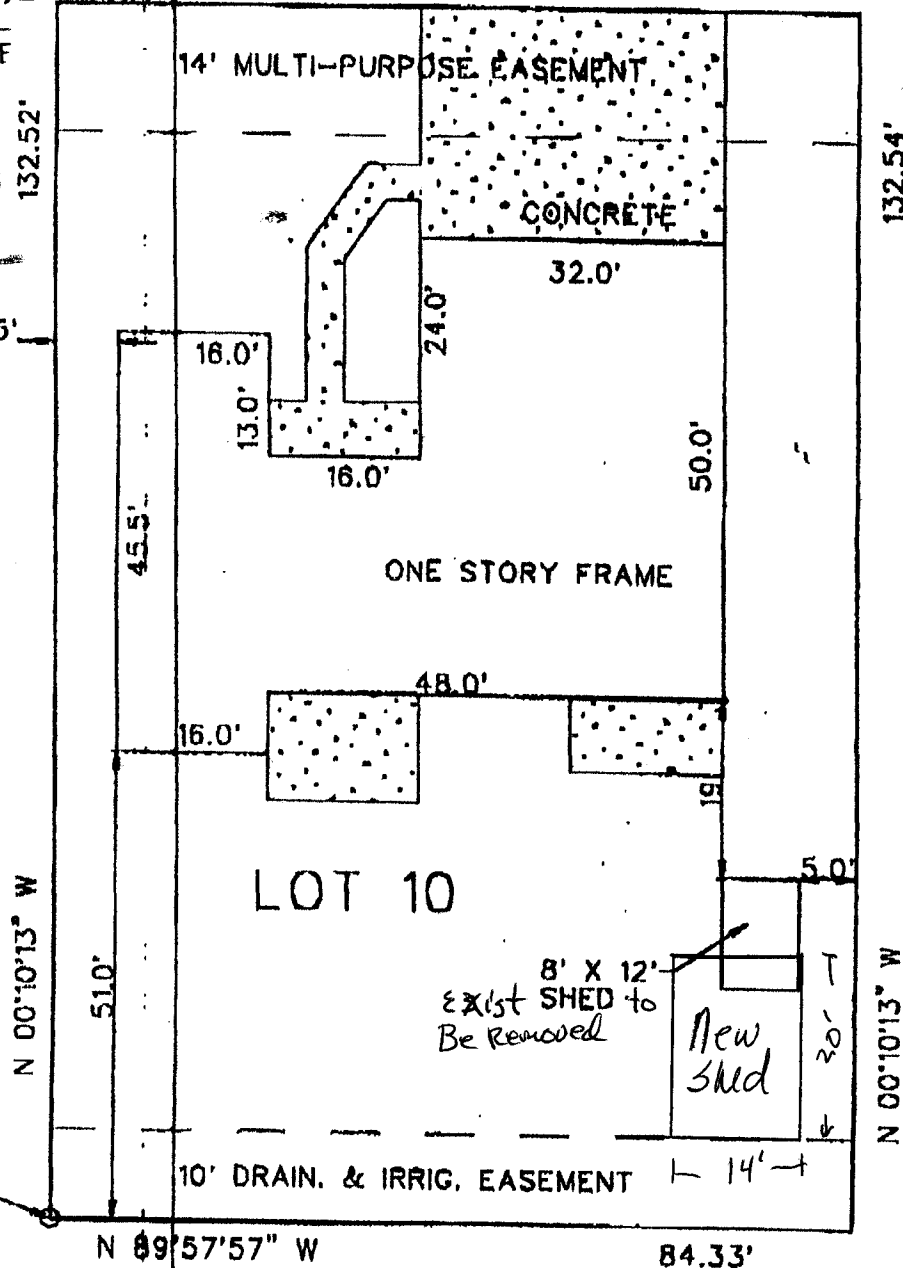
4-28-03 *Gayle Henderson*

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.



SCALE: 1" = 20'



#5 REBAR WITH CAP UNKNOWN

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIRST COMMUNITY MORTGAGE THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 9/21/01 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS