

DATE SUBMITTED 2/9/94

BUILDING PERMIT NO. 47793

FEE \$ 5.00

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

BLDG ADDRESS 2829 CAPER CT
SUBDIVISION SPRING VALLEY
FILING 2 BLK 4 LOT 4
TAX SCHEDULE NO. 2945-014-11-004
OWNER JOHN & LINDA Elmer
ADDRESS 2829 CAPER CT.
TELEPHONE 342-8788

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 280
SQ. FT. OF EXISTING BLDG(S) 1850
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:
FAMILY ROOM ADDITION

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-5
SETBACKS: Front 20 from property line or _____ from center of ROW, whichever is greater
Side 5 from property line
Rear 25* from property line
Maximum Height 32'
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO
CENSUS TRACT _____ TRAFFIC ZONE _____
PARKING REQ'MT _____
SPECIAL CONDITIONS:
*Variance of rear yard to 21'
approved 2/9/94 see file #8-94

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval *Christine Anderson* Applicant Signature *Linda Elmer*
Date Approved 2/9/94 Date 2-9-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

Setback when constructed?

LOT 2

91.04'

7' EASEMENT

Water Service, U.S. West

LOT 4

LOT 5

LOT 3

95'

228'

222'

25'

22'

13'

EX. PORCH

2829 CAPER CT.

146.74'

1" = 20'

33'

80'

25'

Q R.O.W.

ACCEPTED *KKA 2/9/94*
ANY CHANGE OF SPECIFICATIONS OR
APPROVED BY THE DISTRICT ENGINEER,
DEPT. OF PUBLIC WORKS,
RESPONSIBLE FOR THE LOCATION OF
LOCATE ALL EASEMENTS
AND PROPERTY LINES.

FIG. 1
ELMER'S
2829 CAPER CT.