

FEE \$	10'
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 72080

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2829 Caper Ct. TAX SCHEDULE NO. 2945-014-11004
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 96
 FILING 2 BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) 2500
 (1) OWNER John Elmer NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2829 Caper Ct.
 (1) TELEPHONE 242-8788 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Superior Development USE OF EXISTING BLDGS Residential
 (2) ADDRESS 917 Main St. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-1330 Remodel, Addition

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-5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 10 TRAFFIC 21 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Jay Vertenheimer Date 9-21-99
 Department Approval Donni Edwards Date 9-21-99

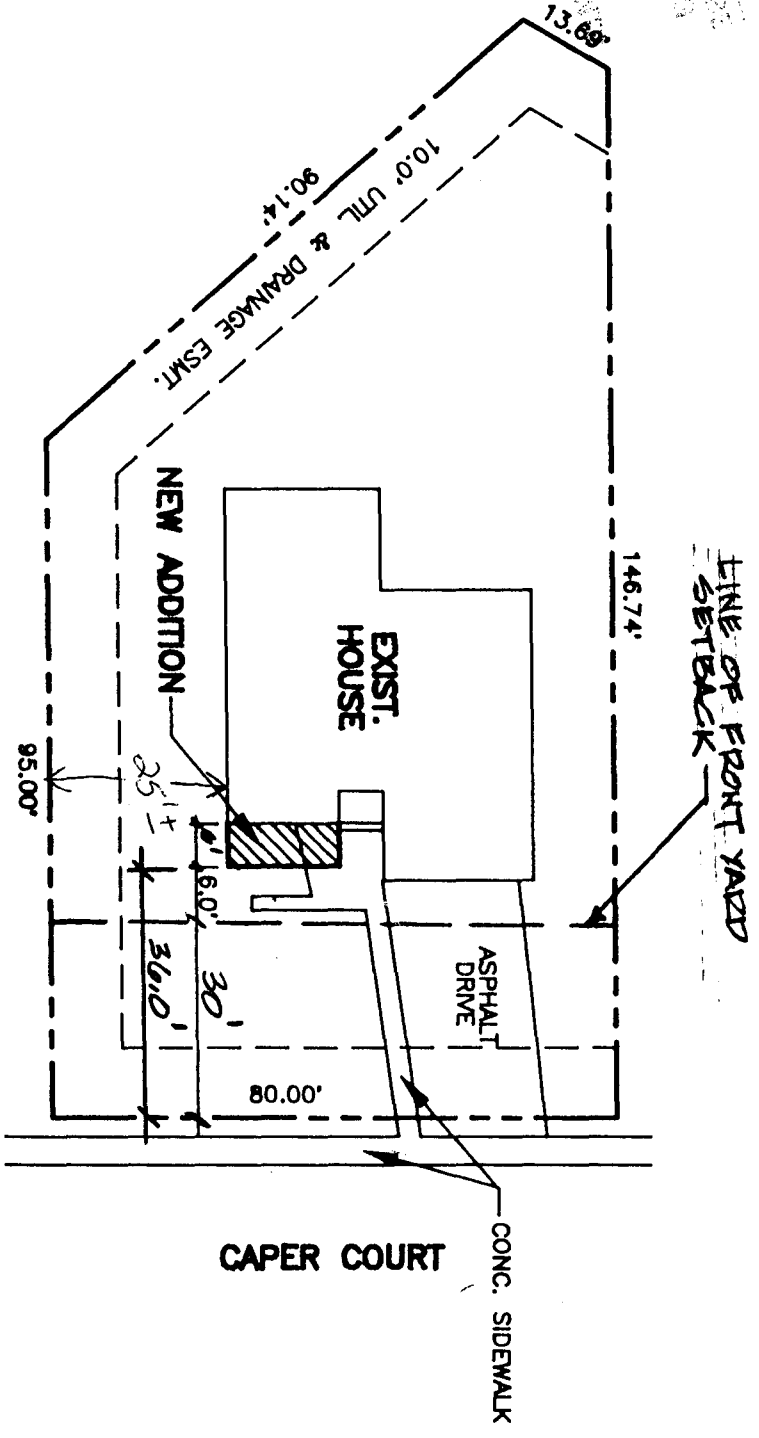
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting KDunca Date 9/21/99

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)

Cross Street Barberry Ave.
2829 Capel G.
John Elmer

RECORDED
APR 11 1961
SPRING VALLEY RECORDING OFFICE



SITE PLAN

SCALE: 1" = 30.0'
LOT 4 IN BLOCK 4 OF
SPRING VALLEY FILING NO. 2

