

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

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

BLDG PERMIT NO. 90409



Your Bridge to a Better Community

72385-117 52
 BLDG ADDRESS 2675 Capra Way
 TAX SCHEDULE NO. 2945-024-02-001
 SUBDIVISION Norther Hills
 FILING _____ BLK 2 LOT 3
 (1) OWNER Steve Bentry
 (1) ADDRESS 2675 Capra Way
 (1) TELEPHONE _____
 (2) APPLICANT WB Builders
 (2) ADDRESS 1148 Daray Ave
 (2) TELEPHONE 640-0758

SQ. FT. OF PROPOSED BLDGS/ADDITION 750
 SQ. FT. OF EXISTING BLDGS 2500
 TOTAL SQ. FT. OF EXISTING & PROPOSED 3250
 NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 USE OF EXISTING BUILDINGS Home
 DESCRIPTION OF WORK & INTENDED USE Remodel House
Detached Garage
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ 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 RSF-4
 SETBACKS: Front 20' / 25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 7' / 3' from PL, Rear 25' / 5' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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).

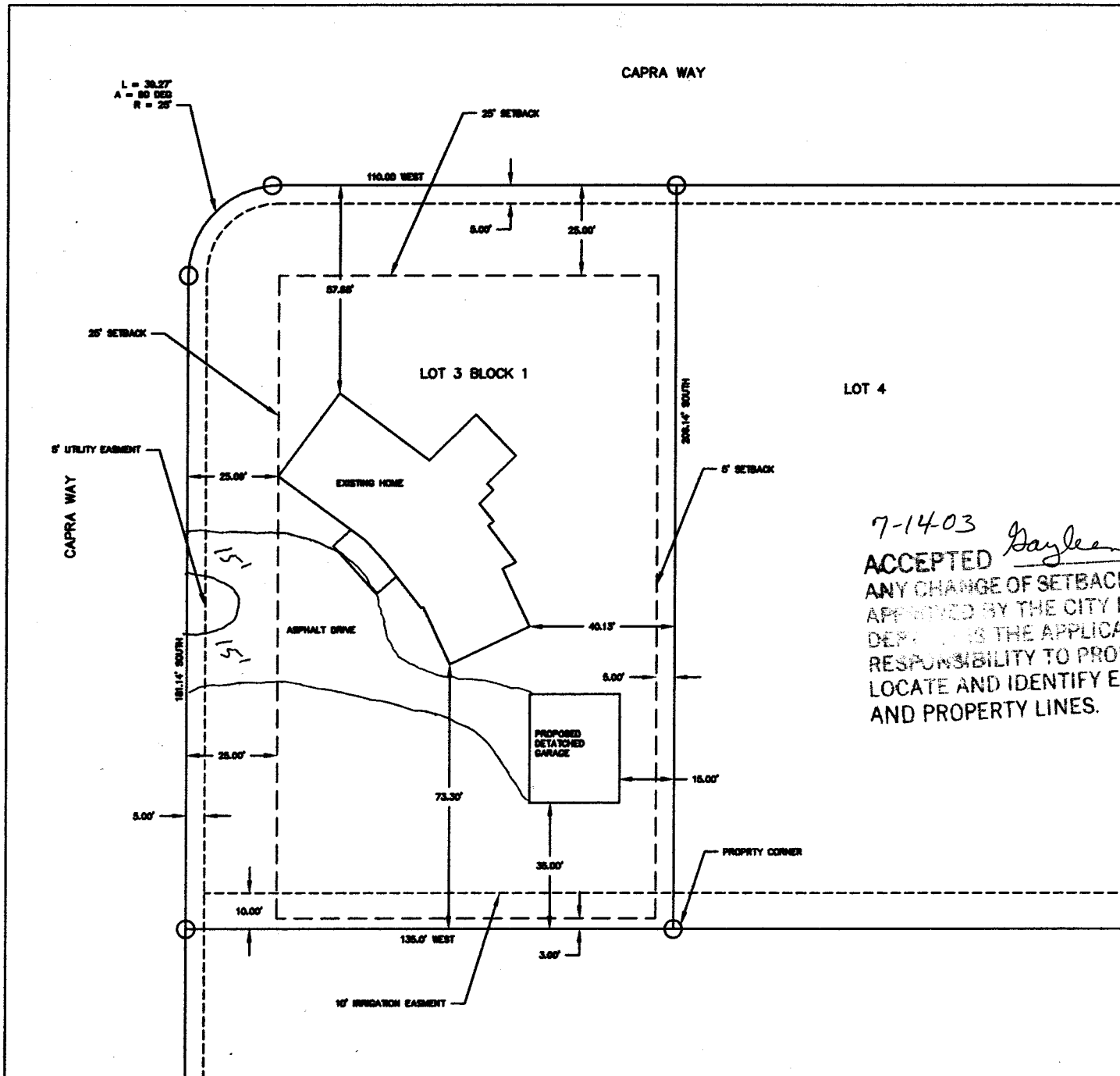
Applicant Signature [Signature] Date 7-14-03
 Department Approval Gayleen Henderson Date 7-14-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Garage</u>
Utility Accounting <u>[Signature]</u>		Date <u>7-14-03</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)

ID



7-1403
ACCEPTED *Gayle Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT AS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.