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BLDG PERMIT NO. 95323

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



BLDG ADDRESS 495 Harris Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1250
 TAX SCHEDULE NO. 2943-181-00-011 SQ. FT. OF EXISTING BLDGS 1490
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2740
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) OWNER Blake Brueggeman
 (1) ADDRESS 495 Harris Rd
 (1) TELEPHONE H 241-3801 w 523-0581
 (2) APPLICANT SAME
 (2) ADDRESS _____
 (2) TELEPHONE _____
 USE OF EXISTING BUILDINGS House & Carport
 DESCRIPTION OF WORK & INTENDED USE House & Garage
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (VBC) 2001
 Manufactured Home (HUD)
 Other (please specify) _____
Enclose Carport + filling & enclose utility shop remodeling living room, etc
DAT
TB

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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 7 TRAFFIC 99 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 10-1-01
 Department Approval [Signature] Date 10-1-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>		Date <u>10/1/01</u>	

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