

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

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

BLDG PERMIT NO. 85323



Your Bridge to a Better Community

BLDG ADDRESS 495 Harris Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1250

TAX SCHEDULE NO. 2943-181-00-01 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 Braeggeman

(1) ADDRESS 495 Harris Rd

(1) TELEPHONE H 241-3801
w 527-0581

USE OF EXISTING BUILDINGS House & Carport
 - Enclose Carport to Garage

(2) APPLICANT SAME

DESCRIPTION OF WORK & INTENDED USE - Adding & enclosing patio/porch & utility shop, remodeling to living room, dining room & 2nd story Bed & Bath

(2) ADDRESS _____

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE _____

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 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 6-24-02

Department Approval [Signature] Date 6-25-02

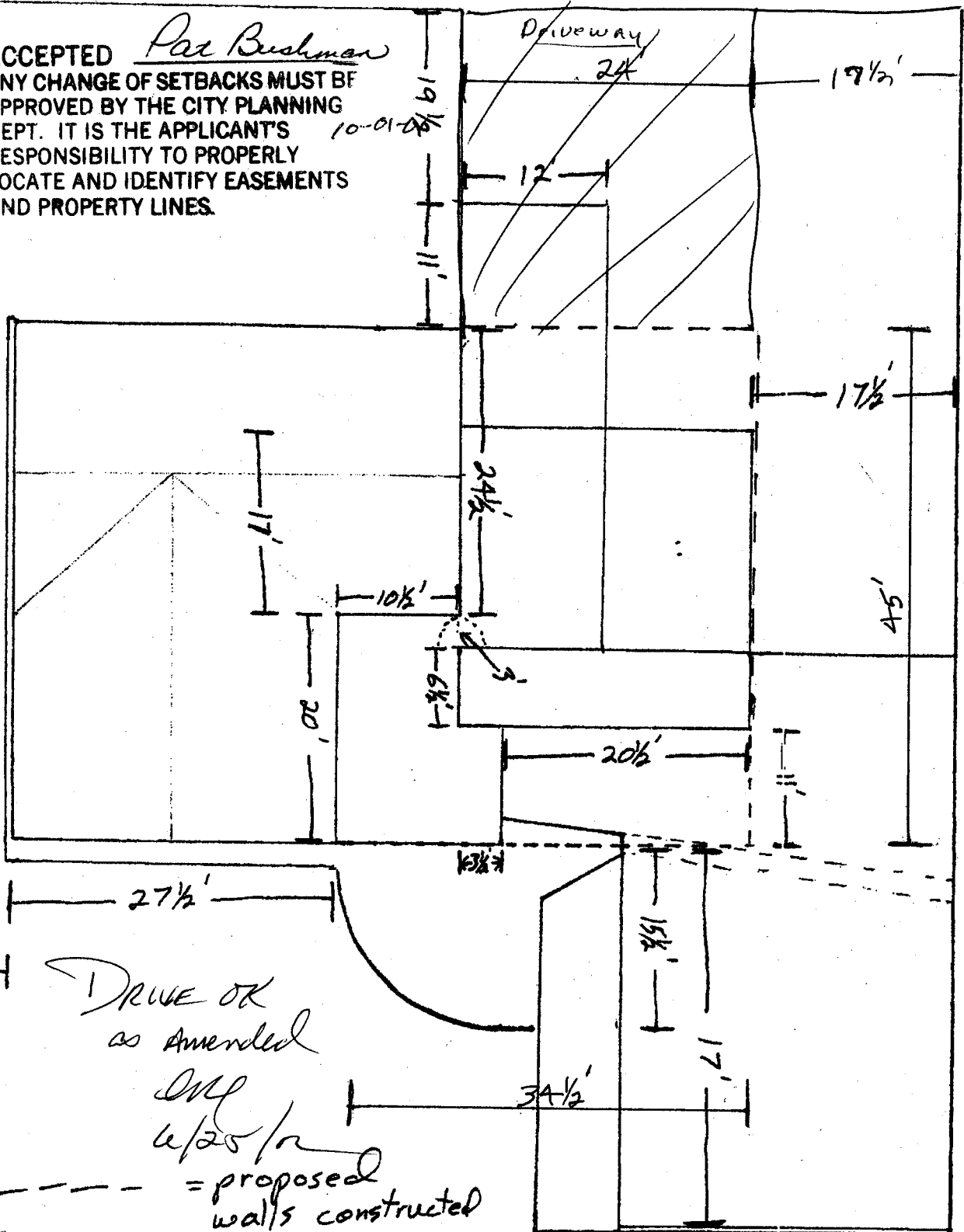
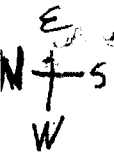
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>4/25/02</u>

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)

Front - Street

ACCEPTED *Pat Bushman*
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.

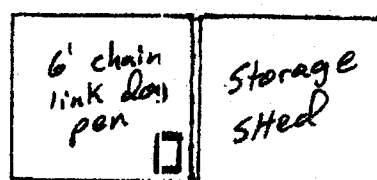


DRIVE OR
as Amended
6-25-02
----- = proposed walls constructed

6 1/2'

ACCEPTED *Pat Bushman*
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= Dimensions of Total Enclosure



15 1/2'