

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 252.00

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

BLDG PERMIT NO. 83878



Your Bridge to a Better Community

BLDG ADDRESS 402 B Broken Arrow SQ. FT. OF PROPOSED BLDGS/ADDITION 1265 ϕ

TAX SCHEDULE NO. 2943-174-20-004 SQ. FT. OF EXISTING BLDGS 1265 ϕ

SUBDIVISION Flint Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 2 LOT 04 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER TML Enterprises Inc NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS Box 2569 Gr Jet CO USE OF EXISTING BUILDINGS Single Family

(1) TELEPHONE 2018022 DESCRIPTION OF WORK & INTENDED USE Single Family

(2) APPLICANT TML Enterprises Inc TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS Box 2569 Gr Jet CO

(2) TELEPHONE 201-8022

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 2

Maximum Height 35' Special Conditions _____

CENSUS 8 TRAFFIC 50 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 4/9/02

Department Approval [Signature] Date 4/29/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>14806</u>
Utility Accounting <u>[Signature]</u>		Date	<u>4-29-02</u>

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

70.35

PROPERTY LINE

EASEMENT LINE

SETBACK LINE

BUILDING OUTLINE

402 #B BROKEN ARROW
LOT 4 BLOCK 2
FILING 1
FLINT RIDGE

402 #A BROKEN ARROW
LOT 3 BLOCK 2
FILING 1
FLINT RIDGE

1262 SQUARE FEET
LIVING SPACE

1262 SQUARE FEET
LIVING SPACE

GARAGE
481 SQUARE
FEET

GARAGE
481 SQUARE
FEET

SIDEWALK

SIDEWALK

CONCRETE
DRIVEWAY

CONCRETE
DRIVEWAY

44.20

44.24

5.45

5.30

5.38

5.36

30.36

25.79

23.31

21.16

69.99

129.95

140.77

Responsible for
**ACCEPTED OF SETBACKS MUST BE
ANY CHANGE OF CITY PLANNING
APPROVED BY THE APPLICANTS
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES**

*DRIVES OK
DMP
5/1/02*

