TCP \$ 500.00

(White: Planning)

(Yellow: Customer)

## **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Community Development Department



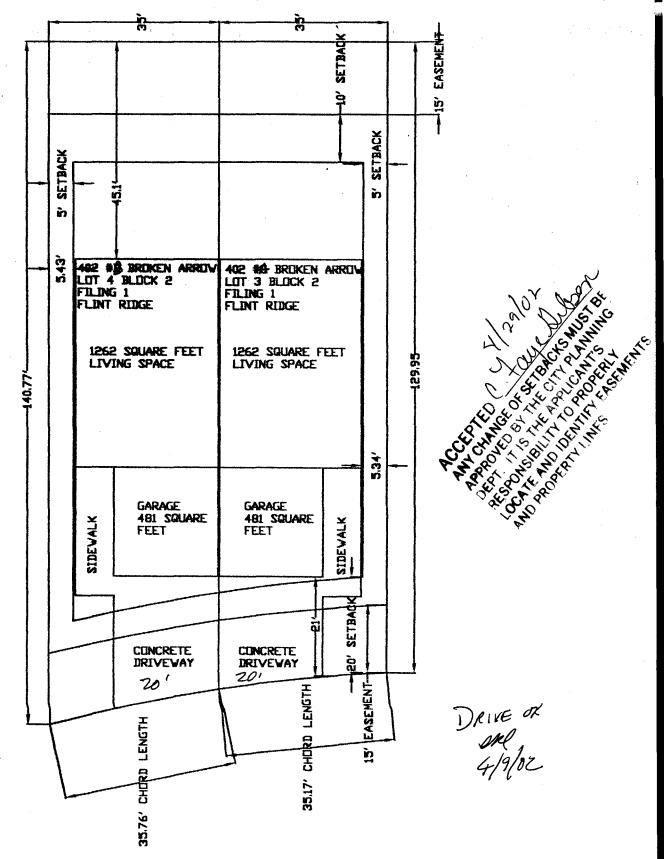
BLDG FERMIT NO. 8387

Your Bridge to a Better Community

(Goldenrod: Utility Accounting)

BLDG ADDRESS 402 b broken arow	SQ. FT. OF PROPOSED BLDGS/ADDITION 1263
TAX SCHEDULE NO. 2943 - 174-20-004	SQ. FT. OF EXISTING BLDGS 1265 #
SUBDIVISION Flint Ridge	TOTAL SQ. FT. OF EXISTING & PROPOSED
FILING / BLK 2 LOT OF	NO. OF DWELLING UNITS:  Before:/ After: this Construction
(1) OWNER TMC Enterprisedore	NO. OF BUILDINGS ON PARCEL
(1) ADDRESS BOX2569 GN Jet CO	Before: this Construction
	USE OF EXISTING BUILDINGS Jungle family
(2) APPLICANT TMC Untegrises Inc	DESCRIPTION OF WORK & INTENDED USE Single family
(2) ADDRESS BOX 2569 Bryce CO	TYPE OF HOME PROPOSED:  Site Built Manufactured Home (UBC)
(2) TELEPHONE <u>761-8022</u>	Manufactured Home (HUD) Other (please specify)
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY CO	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 1841
ZONE RMF-8	Maximum coverage of lot by structures 7000
SETBACKS: Front 20 from property line (PL) or from center of ROW, whichever is greater	`
	Parking Req'mt
Side 5 from PL, Rear / 6 from P	Special Conditions
Maximum Height35'	CENSUS 8 TRAFFIC 50 ANNX#
	CENSUS TRAITICANIVA#
	ved, in writing, by the Community Development Department. The ied until a final inspection has been completed and a Certificate of ag Department (Section 305, Uniform Building Code).
	the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).
Applicant Signature	Date 4/9/07
Department Approval 1.6. (Hayl)	bon Date Yagloz
Additional water and/or sewer tap fee(s) are required:	YES NO WONG AFO
Utility Accounting	Date 2(-29-0)
no positive	E (Section 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)



BROKEN ARROW DRIVE

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	PROPERTY LINE						
000			EASEMENT LINE				
	44.20		SETBACK LINE	44.24			
	5.45	402 #B BROKEN ARROW	BUILDING DUTLINE	5.30		<b>&gt;</b> = = = = = = = = = = = = = = = = = = =	ACC ACC
		LOT 4 BLOCK 2 FILING 1 FLINT RIDGE	402 #A BROKEN ARROW LOT 3 BLOCK 2 FILING 1 FLINT RIDGE		129.95	SPONSIBILITY IN PROPERTY	PROVED BY THE AF
140,77		1262 SQUARE FEET LIVING SPACE	1262 SQUARE FEET LIVING SPACE		ă I		BACKS MUST BE BACKS MUST BE PILICANT'S PILICANT'S
		GARAGE 481 SQUARE FEET	GARAGE 481 SQUARE FEET				
	5.38	A D SIDEVALK	SIDEVALK	5.36			
	30.36	CONCRETE ORIVEWAY IS	CONCRETE DRIVEWAY	21.16		eg ok	
	69.99				Deru 5	es ox out talor	<b>_</b>