

St Billing 11/02

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 85309

FEE \$ <u>.10.00</u>
TCR \$ <u>500.00</u>
SIF \$ <u>292.00</u>



Your Bridge to a Better Community

*cc*

BLDG ADDRESS 72124-15604 401 Broken Arrow Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1465 #

TAX SCHEDULE NO. 2943-174-19-001 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Fleet Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1465 #

FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:

(1) OWNER TML Enterprises Inc Before: 0 After: 1 this Construction

(1) ADDRESS Box 2569, Grand Jet Co NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 201-8022 Before: 0 After: 1 this Construction

(2) APPLICANT TML Enterprises Inc USE OF EXISTING BUILDINGS Single Family

(2) ADDRESS Box 2569, Grand Jet Co DESCRIPTION OF WORK & INTENDED USE New Single Family

(2) TELEPHONE 201-8022 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 RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 8 TRAFFIC 56 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).

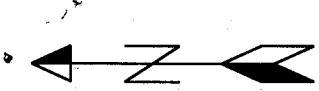
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/24/02

Department Approval [Signature] Date 7/5/02

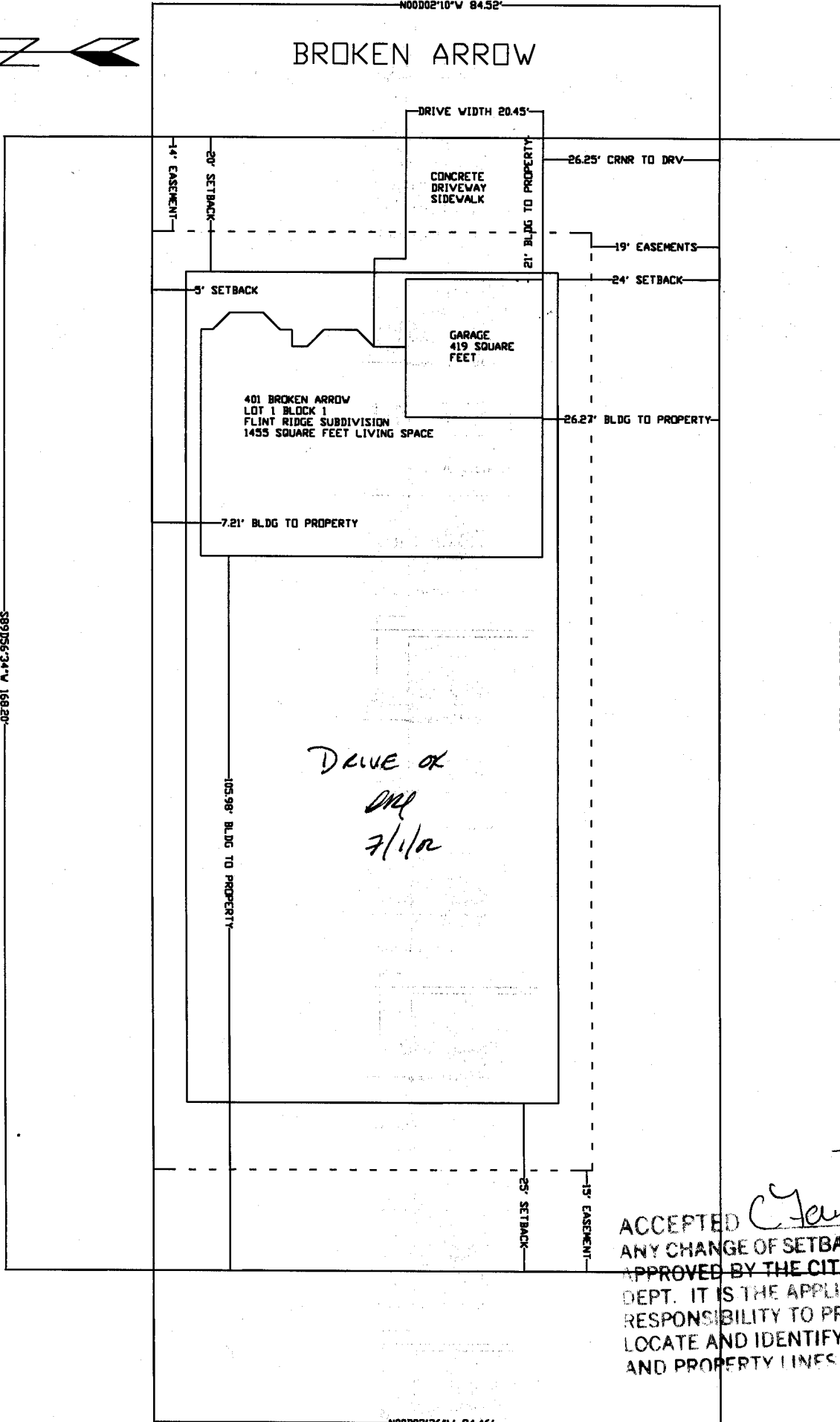
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>See attached</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/5/02</u>		

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)



N00D02'10"V 84.52'

# BROKEN ARROW



7/5/02  
 ACCEPTED *C. Gay Gibson*  
 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