

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 84970



Your Bridge to a Better Community

BLDG ADDRESS 404 B. ^{BROKEN} Arrow Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1290

TAX SCHEDULE NO. 2943 174-²⁰006 SQ. FT. OF EXISTING BLDGS _____

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

FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

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

(1) ADDRESS P.O. Box 2569 USE OF EXISTING BUILDINGS Single Family

(1) TELEPHONE 201-8022 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 P.O. Box 2569

(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 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 6-3-02

Department Approval [Signature] Date 6/11/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15008</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/11/02</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)

70.00

PROPERTY LINE

EASEMENT LINE

SETBACK LINE

BUILDING OUTLINE

404 #B BROKEN ARROW
LOT 6 BLOCK 2
FILING 1
FLINT RIDGE

404 #A BROKEN ARROW
LOT 5 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

39.42

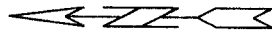
33.20

28.38

21.40

20'

69.98



162.05

55.99

56.03

5.45

5.30

5.38

5.36

140.77

W. Celuloz
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

*Drive ok
Celuloz RD*