

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

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

BLDG PERMIT NO. 85281



Your Bridge to a Better Community

*ac*

BLDG ADDRESS 405 A Broken Arrow Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1295 #

TAX SCHEDULE NO. 2943-174-A-004 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Hunt Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1295 #

FILING 1 BLK 1 LOT 4

(1) OWNER TML Enterprises Inc

(1) ADDRESS Box 2569 Gr Jet Co 81502

(1) TELEPHONE 201-8022

(2) APPLICANT TML Enterprises Inc

(2) ADDRESS Box 2569 Gr Jet Co 81502

(2) TELEPHONE 201-8022

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS Single Family Attached

DESCRIPTION OF WORK & INTENDED USE New Single Family

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 ANNX# \_\_\_\_\_

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).

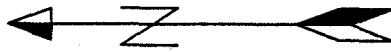
Applicant Signature [Signature] Date 4/24/02

Department Approval [Signature] Date \_\_\_\_\_

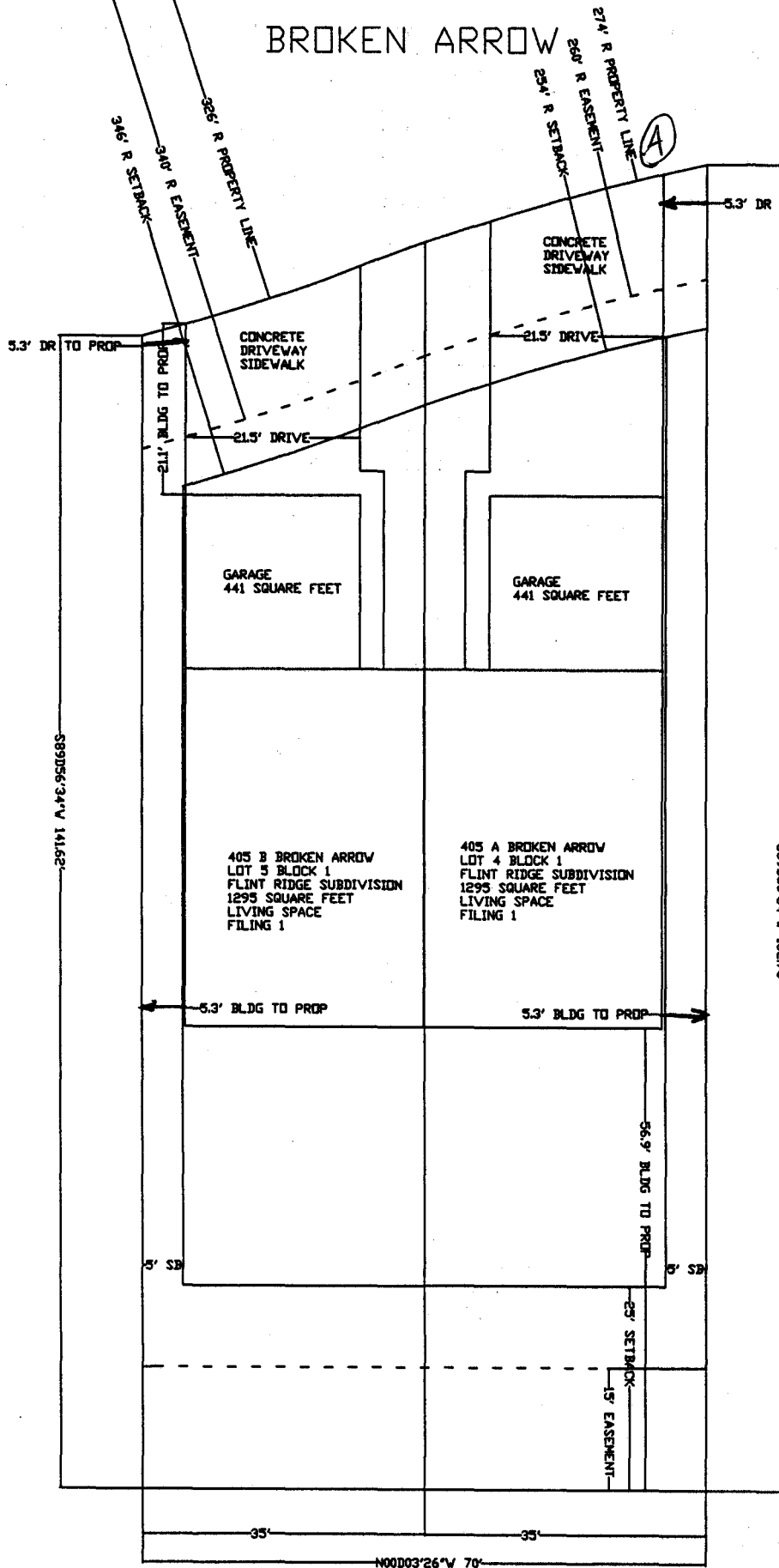
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15061</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-2-02</u>	

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)



BROKEN ARROW



7-2-02 *Dayle Henderson*  
 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

DRIVE OK  
 DM  
 7/1/02