

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

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

BLDG PERMIT NO. 84971



Your Bridge to a Better Community

BLDG ADDRESS 406 A <sup>Brook</sup> ~~Dr~~ <sup>Dr</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 1290 ~~4~~  
TAX SCHEDULE NO. 2943-174-<sup>20-007</sup>~~200-006~~ SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
SUBDIVISION Flint Ridge <sup>007</sup> TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
FILING 1 BLK 2 LOT 7  
NO. OF DWELLING UNITS:  
Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
NO. OF BUILDINGS ON PARCEL  
Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
(1) OWNER TML Enterprises Inc  
(1) ADDRESS P.O. Box 2569  
(1) TELEPHONE 201-8022  
(2) APPLICANT TML Enterprises -  
(2) ADDRESS P.O. Box 2569  
(2) TELEPHONE 201-8022  
USE OF EXISTING BUILDINGS Single family  
DESCRIPTION OF WORK & INTENDED USE 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) 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 ANN# \_\_\_\_\_

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).

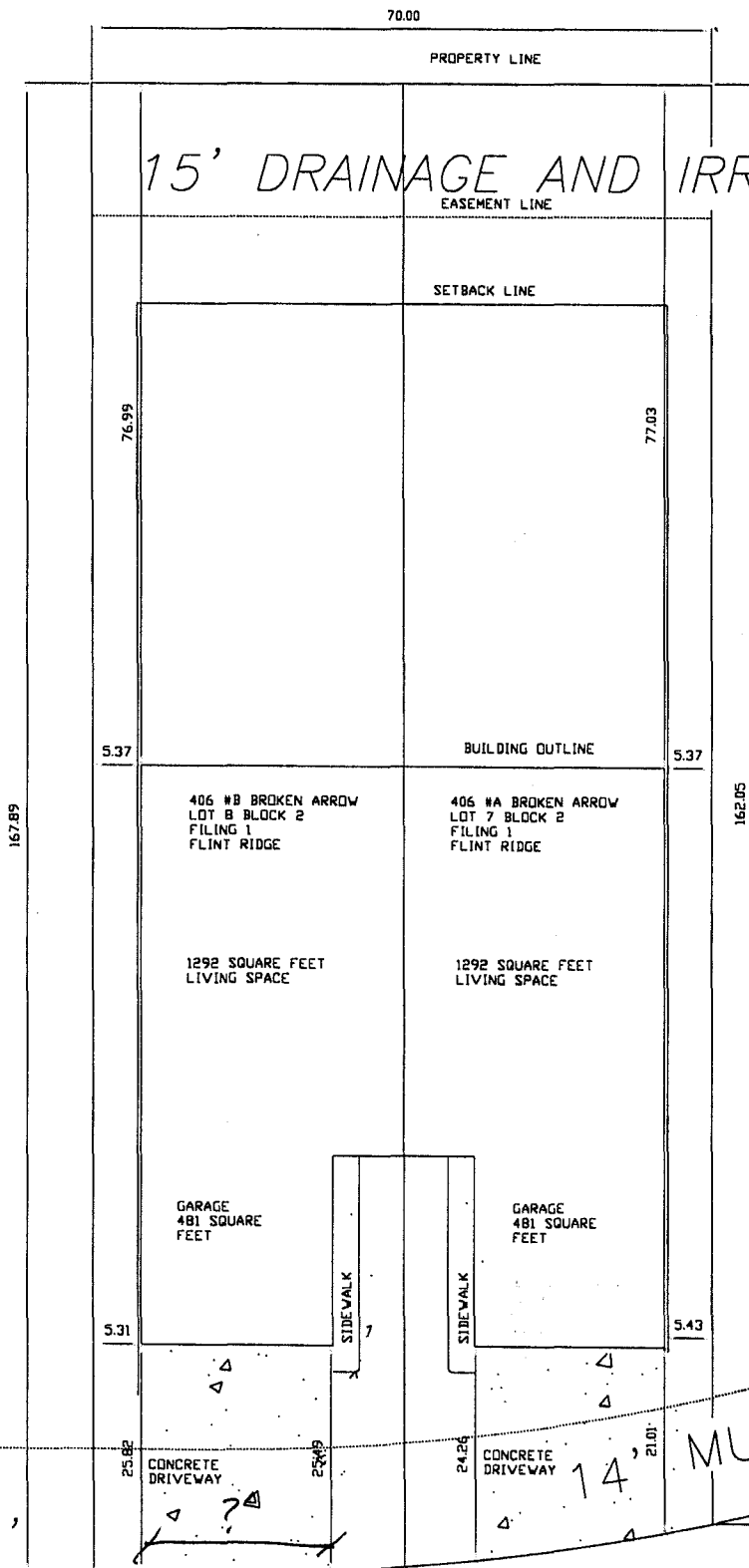
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15009</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/11/02</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)



ACCEPTED *C. Celuloz*  
*Clay Nelson*

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

BROKEN ARROW DRIVE

14' MULTIPURPOSE

Drive ok  
RD Celuloz