

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 252.00

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

BLDG PERMIT NO. 83878



Your Bridge to a Better Community

BLDG ADDRESS 402 B Broken Arrow SQ. FT. OF PROPOSED BLDGS/ADDITION 1265  $\phi$

TAX SCHEDULE NO. 2943-174-20-004 SQ. FT. OF EXISTING BLDGS 1265  $\phi$

SUBDIVISION Flint Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 1 BLK 2 LOT 04 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER TML Enterprises Inc NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS Box 2569 Gr Jet CO USE OF EXISTING BUILDINGS Single Family

(1) TELEPHONE 2018022 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 Box 2569 Gr Jet CO

(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 50 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).

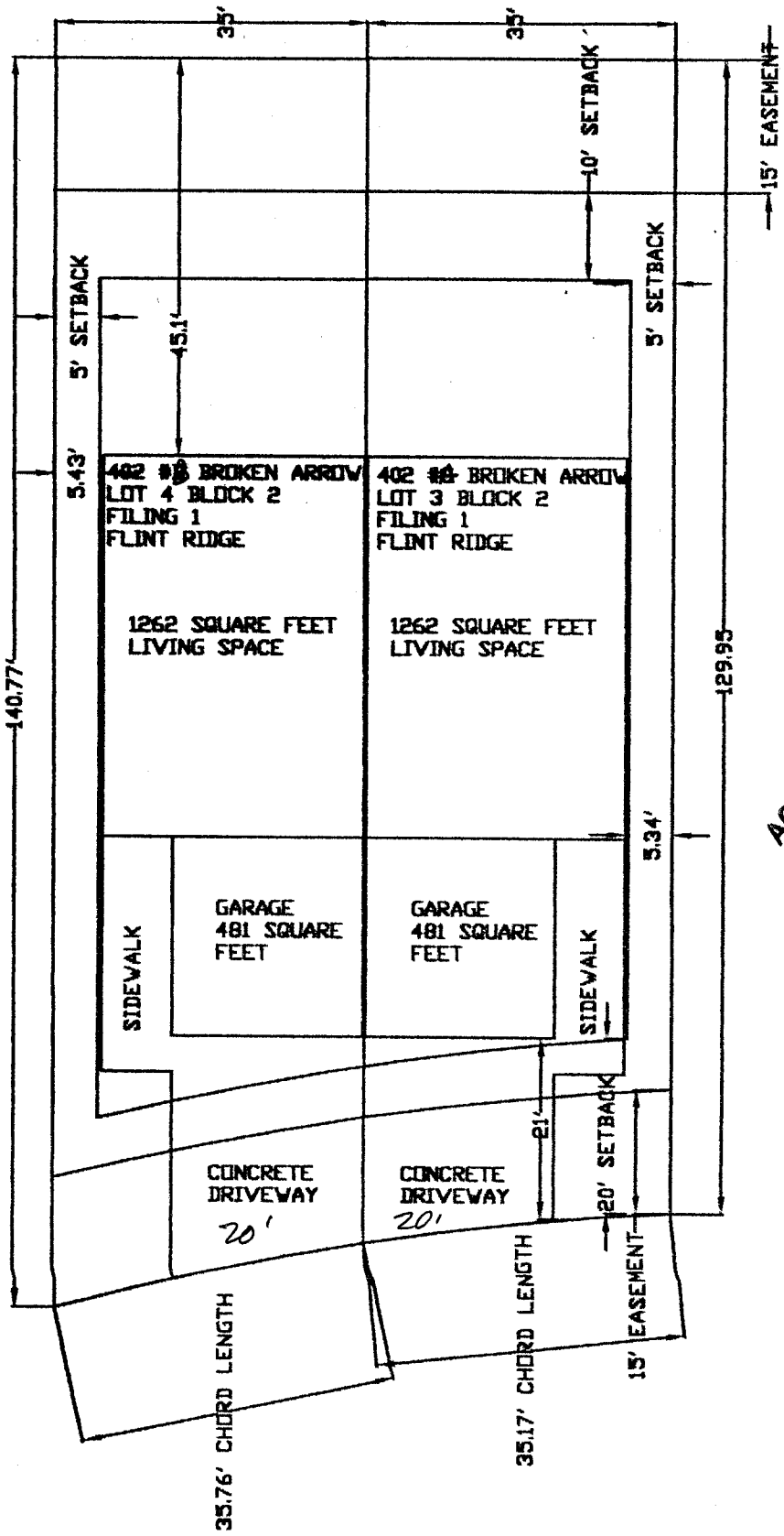
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4/9/02

Department Approval [Signature] Date 4/29/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14806</u>
Utility Accounting <u>[Signature]</u>		Date <u>4-29-02</u>	

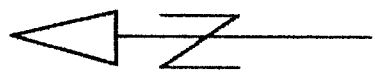
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



ACCEPTED *cy 1/29/02*  
 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

DRIVE OK  
*DKL*  
 4/9/02

BROKEN ARROW DRIVE



70.35

PROPERTY LINE

EASEMENT LINE

SETBACK LINE

BUILDING OUTLINE

44.20

44.24

5.45

5.30

402 #B BROKEN ARROW  
LOT 4 BLOCK 2  
FILING 1  
FLINT RIDGE

402 #A BROKEN ARROW  
LOT 3 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

5.38

5.36

30.36

CONCRETE  
DRIVEWAY

25.79

23.31

CONCRETE  
DRIVEWAY

21.16

69.99



140.77

129.95

*Revised for*  
**ACCEPTED**  
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DEPT. IT IS THE APPLICANT'S  
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LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

*DRIVES OK*  
*5/1/02*