

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85756



Your Bridge to a Better Community

BLDG ADDRESS 407 1/2 A Broken Arrow SQ. FT. OF PROPOSED BLDGS/ADDITION 1294
TAX SCHEDULE NO. 2943-174-~~0~~¹⁹-008 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Flint Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1294
FILING 1 BLK 1 LOT 8 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER TMC Enterprises Inc NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS Box 2569, Grapt Co USE OF EXISTING BUILDINGS Single Family Res.
(1) TELEPHONE 201-8022 DESCRIPTION OF WORK & INTENDED USE Single Family
(2) APPLICANT Same as above TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
(2) TELEPHONE _____ _____ 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 ~~R~~ 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).

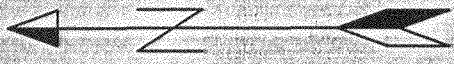
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/2/02
Department Approval [Signature] Date 8/7/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15786</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/7/02</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)



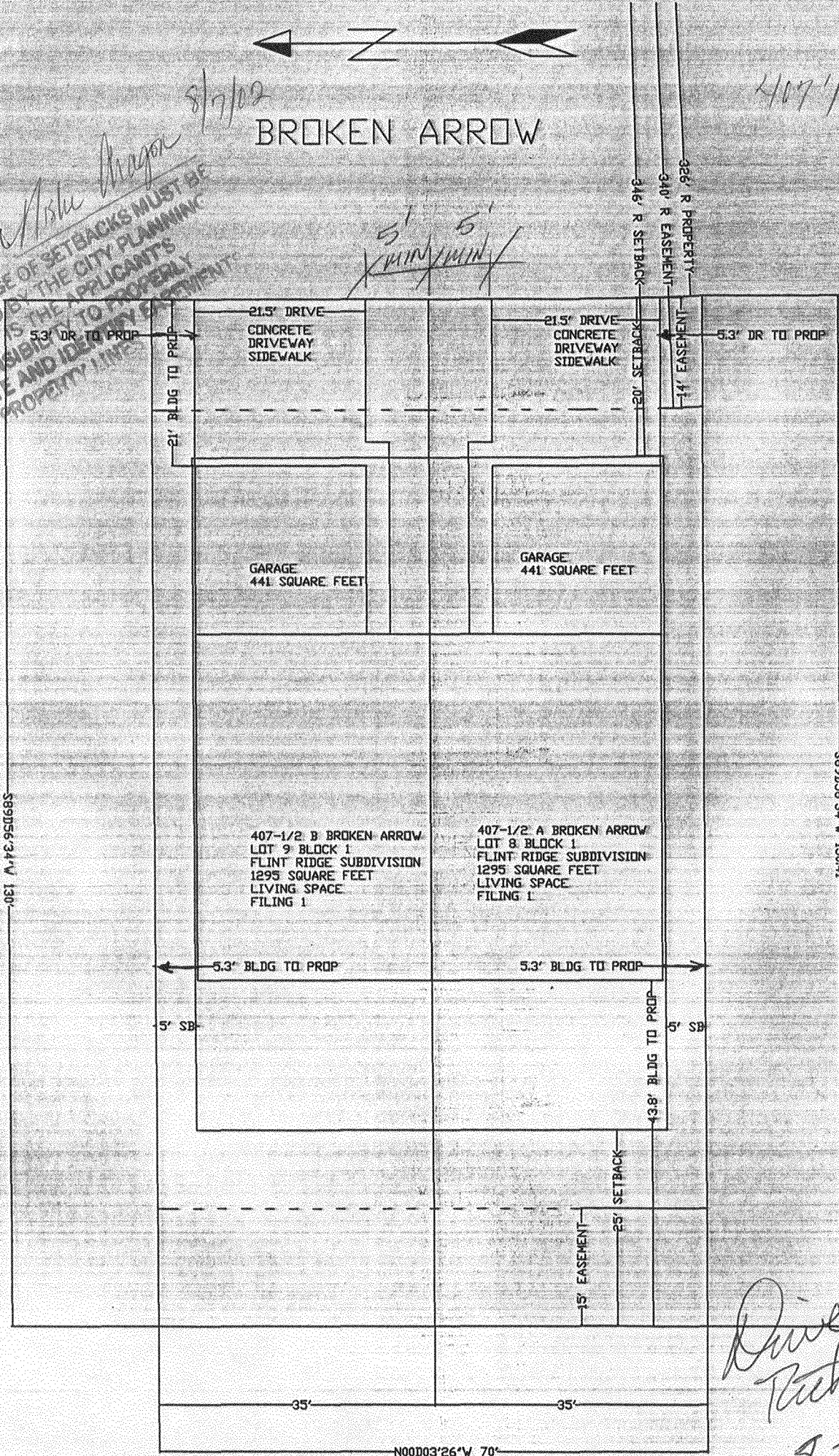
407 1/2 A

BROKEN ARROW

Ashe Morgan 8/7/02

5' 5' MIN

ACCEPTED
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
Tech Downs
8-6-02*