

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

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

BLDG PERMIT NO. 85755



Your Bridge to a Better Community

BLDG ADDRESS 407 1/2 B Broken Arrow SQ. FT. OF PROPOSED BLDGS/ADDITION 1294
 TAX SCHEDULE NO. 2943-174-¹⁹009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Flint Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1294
 FILING 1 BLK 1 LOT 9 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 2509, G-1 Jet 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 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 TB
 Maximum Height 35' Special Conditions _____
 CENSUS 8 TRAFFIC 56 ANN# _____

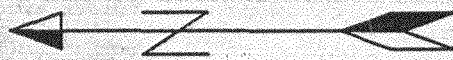
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/7/02
 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>15787</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)



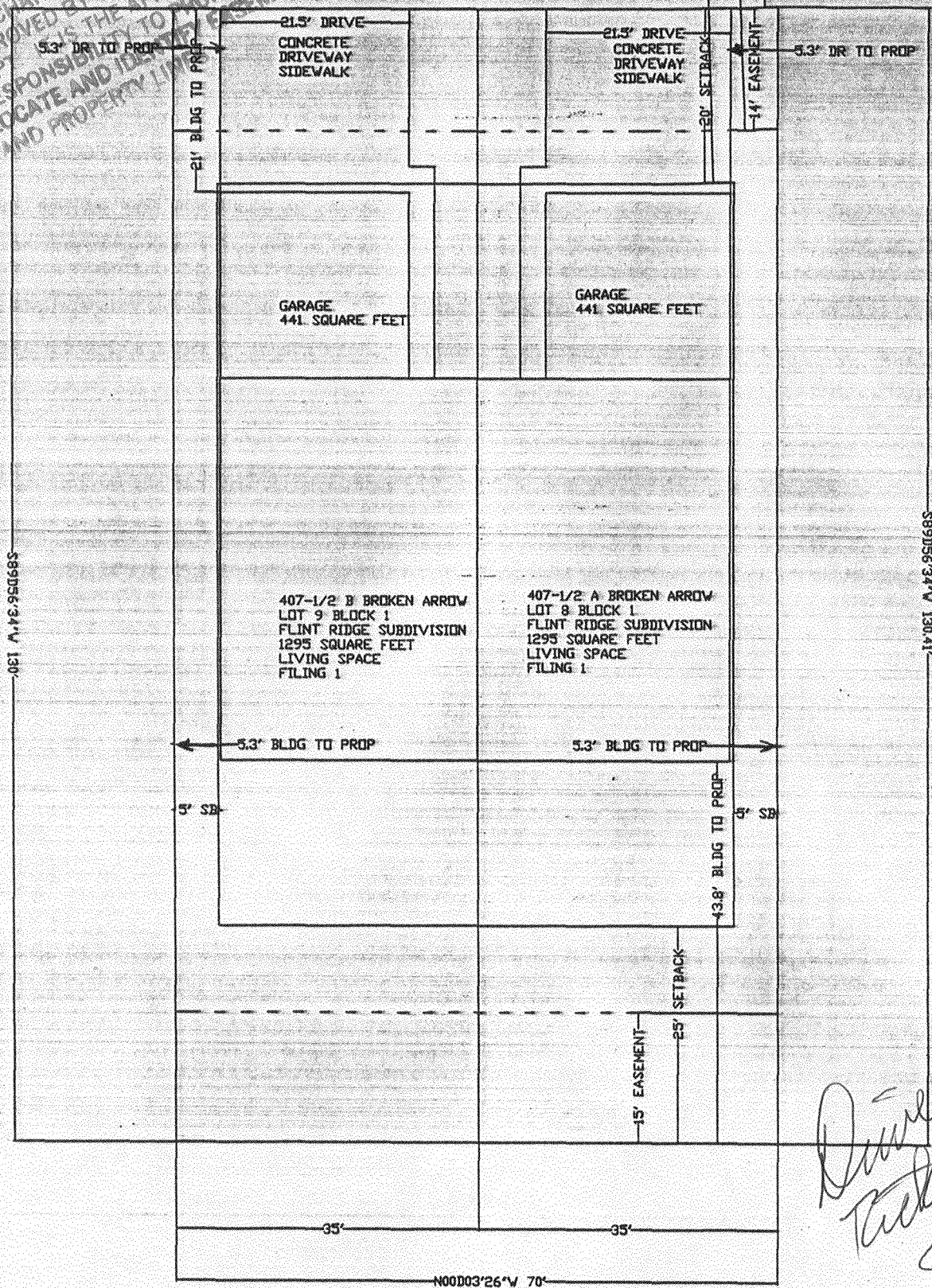
BROKEN ARROW

407 1/2 B

Wade Magee 8/7/02

5' MIN 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 LINE



*Done OK
Tuck Down
8-6-02*