

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

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

BLDG PERMIT NO. 88405



Your Bridge to a Better Community

BLDG ADDRESS 409 A BROKEN ARROW SQ. FT. OF PROPOSED BLDGS/ADDITION 1325
 TAX SCHEDULE NO. 2943-174-19-010 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION SPANISH FLINT RIDGE TOTAL SQ. FT. OF EXISTING & PROPOSED 1325
 FILING 1 BLK 1 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER TML ENTERPRISES INC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 2569 G.J. Co 81502 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE (970) 245-9271 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHED
 (2) APPLICANT TML ENTERPRISES INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 2569 G.J. Co 81502 Site Built Manufactured Home (UBC)
 (2) TELEPHONE (970) 245-9271 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 BMF-8 Maximum coverage of lot by structures 7090
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 0' 15' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

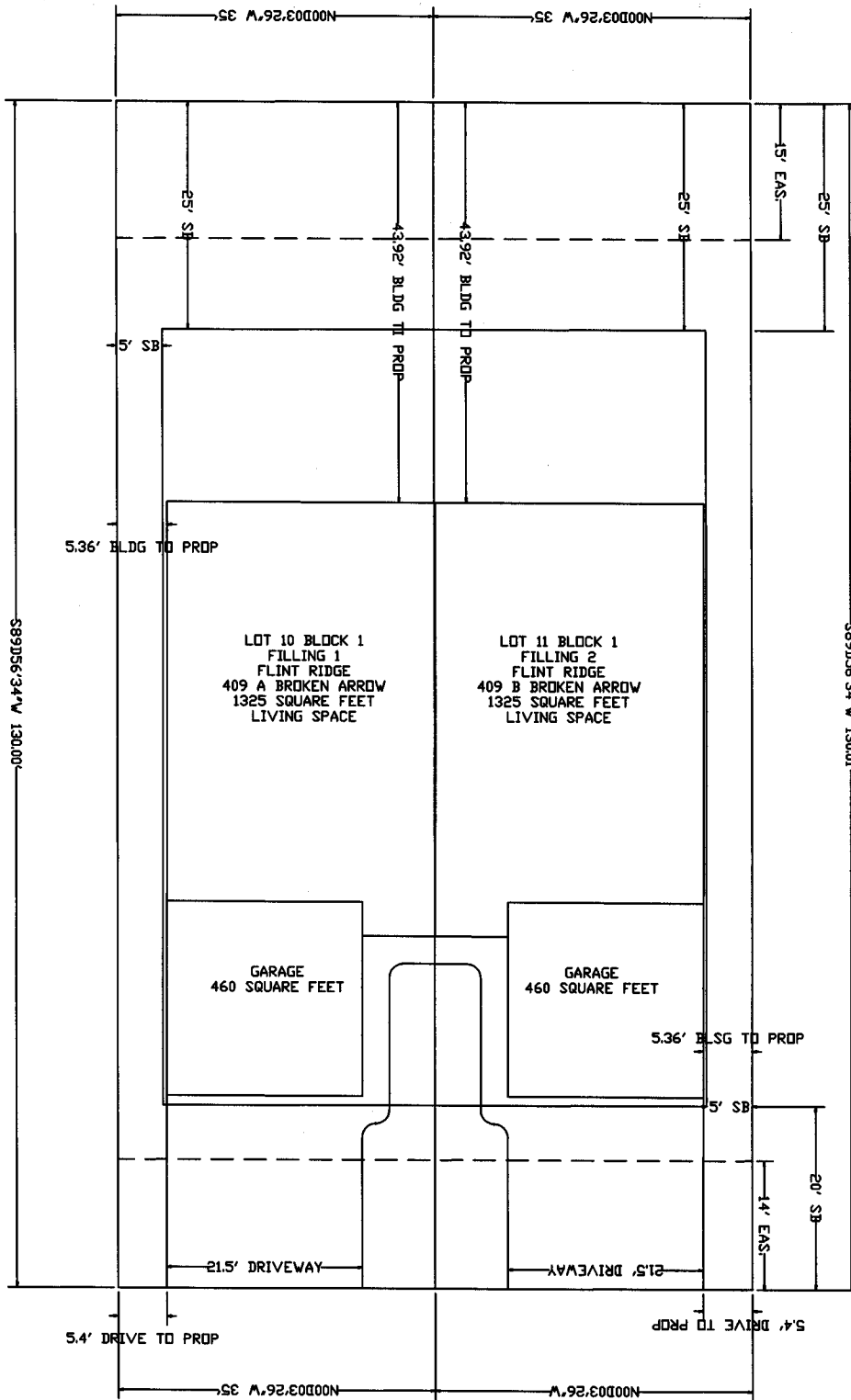
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 3/4/03
 Department Approval L.B. Gayle Henderson Date 3-4-03

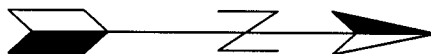
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15795</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/4/03</u>		

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)



OK
W
2/21/03

409 A BROKEN ARROW DRIVE



3-4-03 *Gayle Henderson*
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.