

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

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

BLDG PERMIT NO. 89288



Your Bridge to a Better Community

BLDG ADDRESS 411 B Broken Arrow SQ. FT. OF PROPOSED BLDGS/ADDITION 1325
 TAX SCHEDULE NO. 2943-174-20-011 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Flint Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1325
 FILING 2 BLK 1 LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER TML Enterprises USE OF EXISTING BUILDINGS —
 (1) ADDRESS P.O. Box 2569 Grand Junction Co 81502 DESCRIPTION OF WORK & INTENDED USE New Home Const.
 (1) TELEPHONE (970) 245-9271 TYPE OF HOME PROPOSED:
 (2) APPLICANT TML Enterprises Site Built Manufactured Home (UBC)
 (2) ADDRESS P.O. Box 2569 Grand Junction 81502 Manufactured Home (HUD)
 (2) TELEPHONE (970) 243 9271 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 3090
 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).

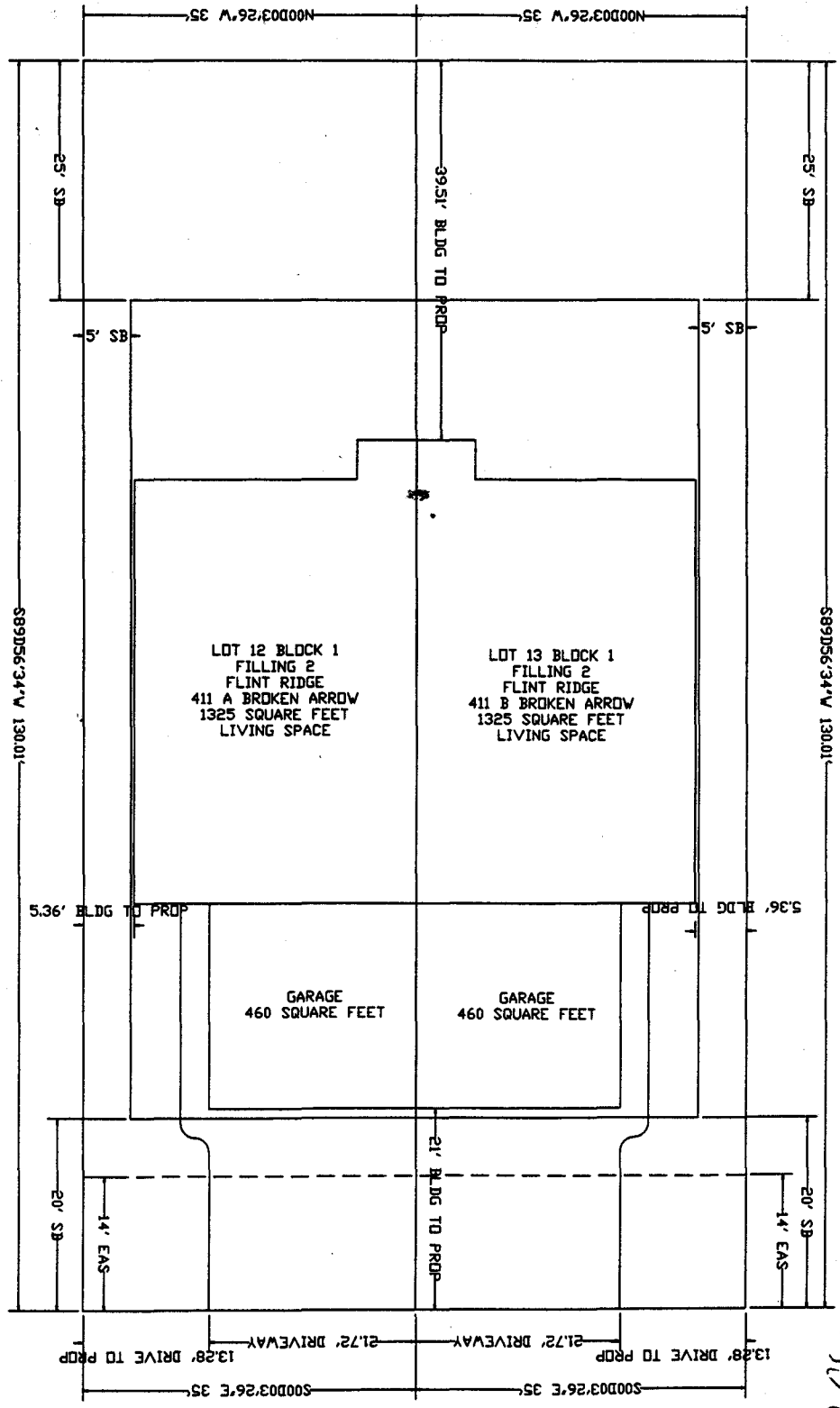
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4/30/03
 Department Approval [Signature] Date 5/12/03

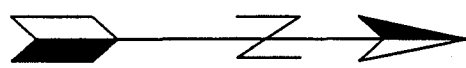
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>048</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5-12-03</u>

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)

5/5/03
W
OK



BROKEN ARROW DRIVE



ACCEPTED *Jay Miller* 5/12/03
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