

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

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

BLDG PERMIT NO. 89373



Your Bridge to a Better Community

BLDG ADDRESS 414B 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 4 LOT 6 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 Co 81502  Manufactured Home (HUD)  
 (2) TELEPHONE (970) 245-9271  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 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 \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

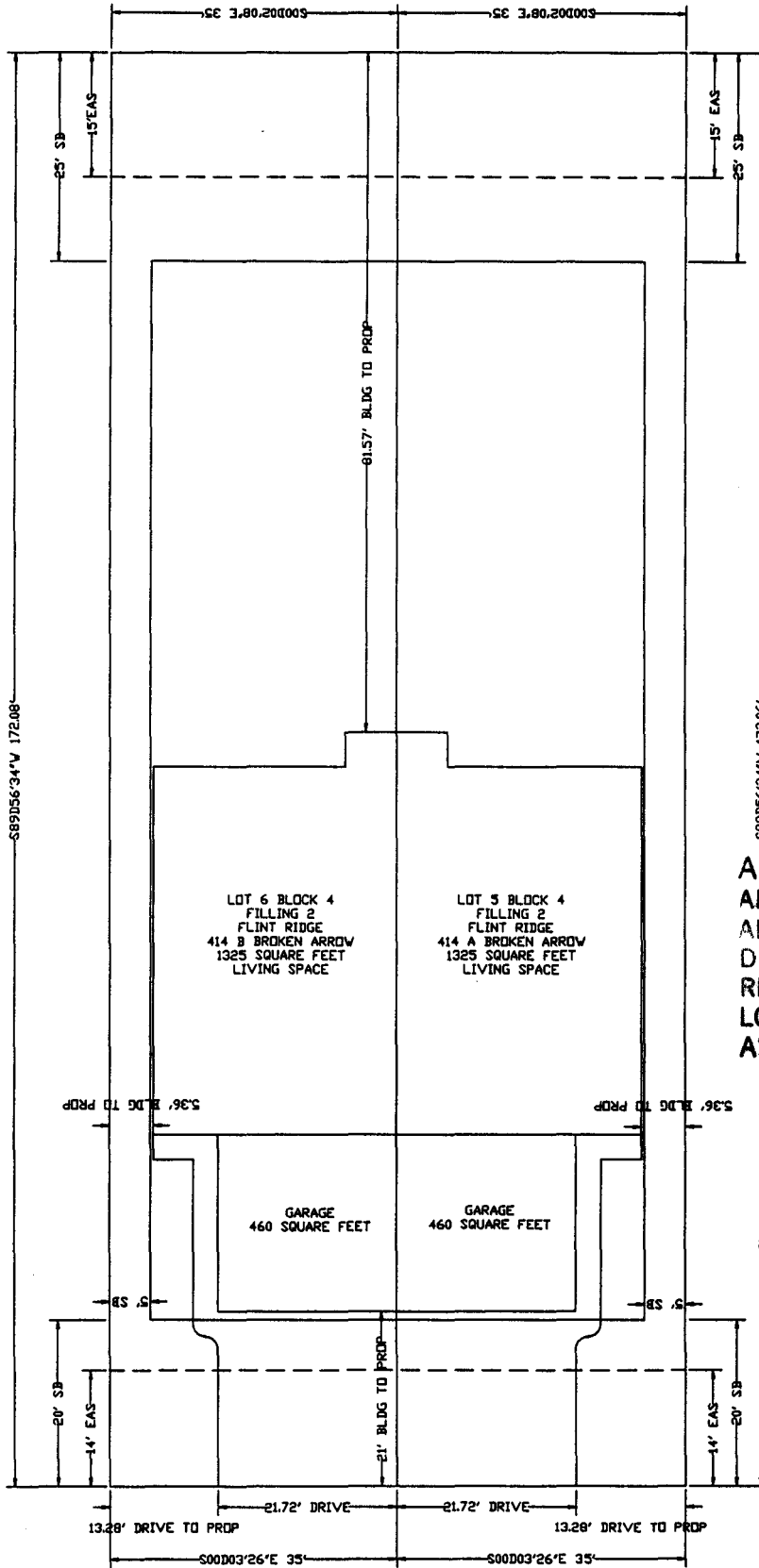
Applicant Signature [Signature] Date 5/6/03  
 Department Approval [Signature] Date 7/9/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6286</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7-9-03</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)

5/7/03  
m  
bl



7/9/03  
*John Wilson*  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENT  
AND PROPERTY LINES.

414B BROKEN ARROW DRIVE

