

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

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

BLDG PERMIT NO. 89047



Your Bridge to a Better Community

BLDG ADDRESS 420 A 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 11 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 USE OF EXISTING BUILDINGS             
 (1) TELEPHONE (970) 245-9271 DESCRIPTION OF WORK & INTENDED USE New home CONST.  
 (2) APPLICANT TML ENTERPRISES INC TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 2569  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 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            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).

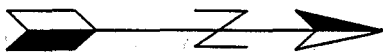
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4/15/03  
 Department Approval [Signature] Date 4/24/03

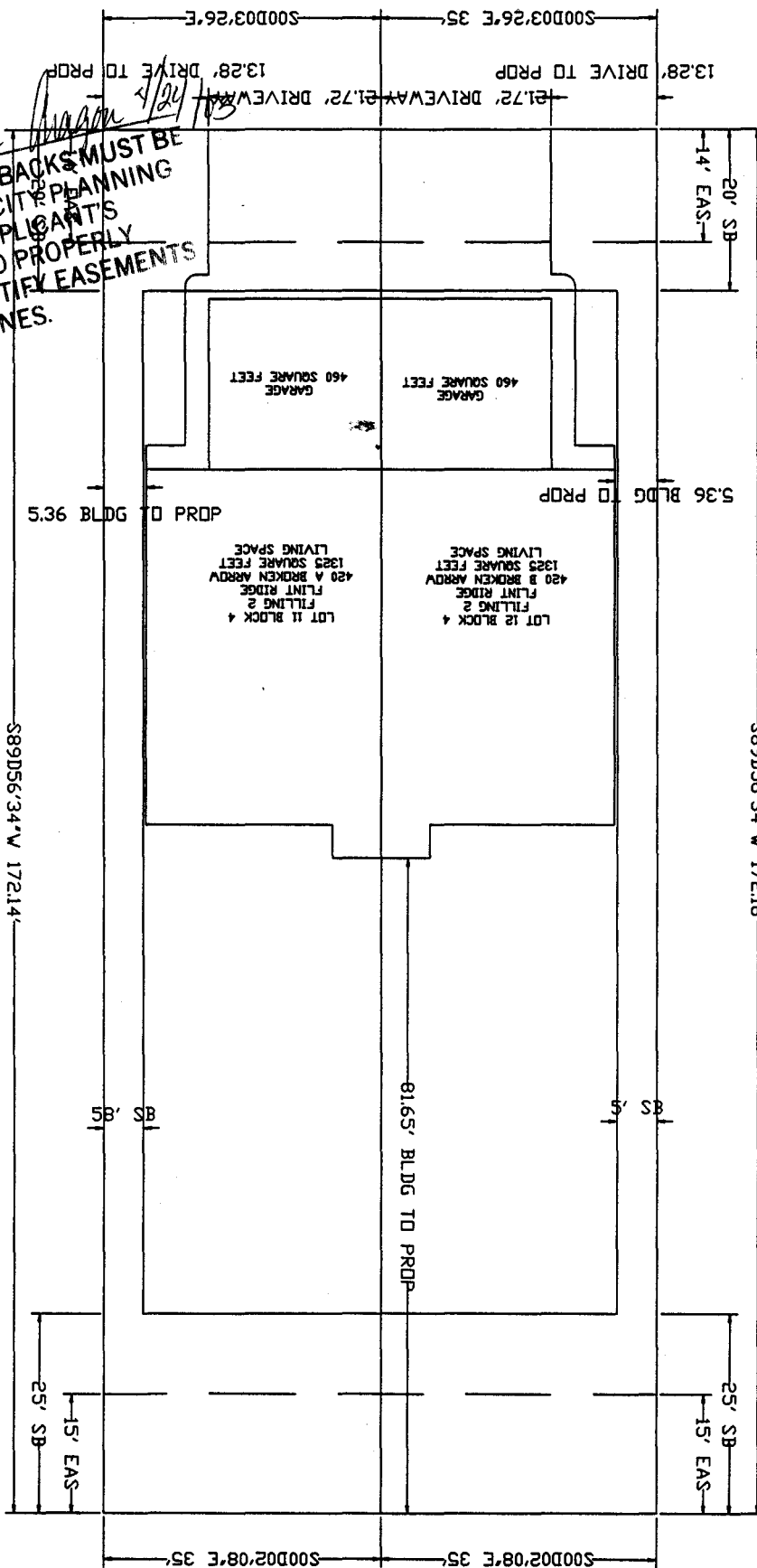
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15954</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/24/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

BROKEN ARROW DRIVE



*Accepted*  
**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.



*al*  
*m*  
 4/26/03