

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

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

BLDG PERMIT NO. 89517



Your Bridge to a Better Community

BLDG ADDRESS 2960 B Red Cloud 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 3 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 INC USE OF EXISTING BUILDINGS —
 (1) ADDRESS P.O. Box 2569 DESCRIPTION OF WORK & INTENDED USE New home CONST.
 (1) TELEPHONE (970) 245-9271 TYPE OF HOME PROPOSED:
 (2) APPLICANT TML ENTERPRISES INC Site Built Manufactured Home (UBC)
 (2) ADDRESS P.O. Box 2569 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 — 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 5/5/03 6/30/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16019</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-5-03</u>		

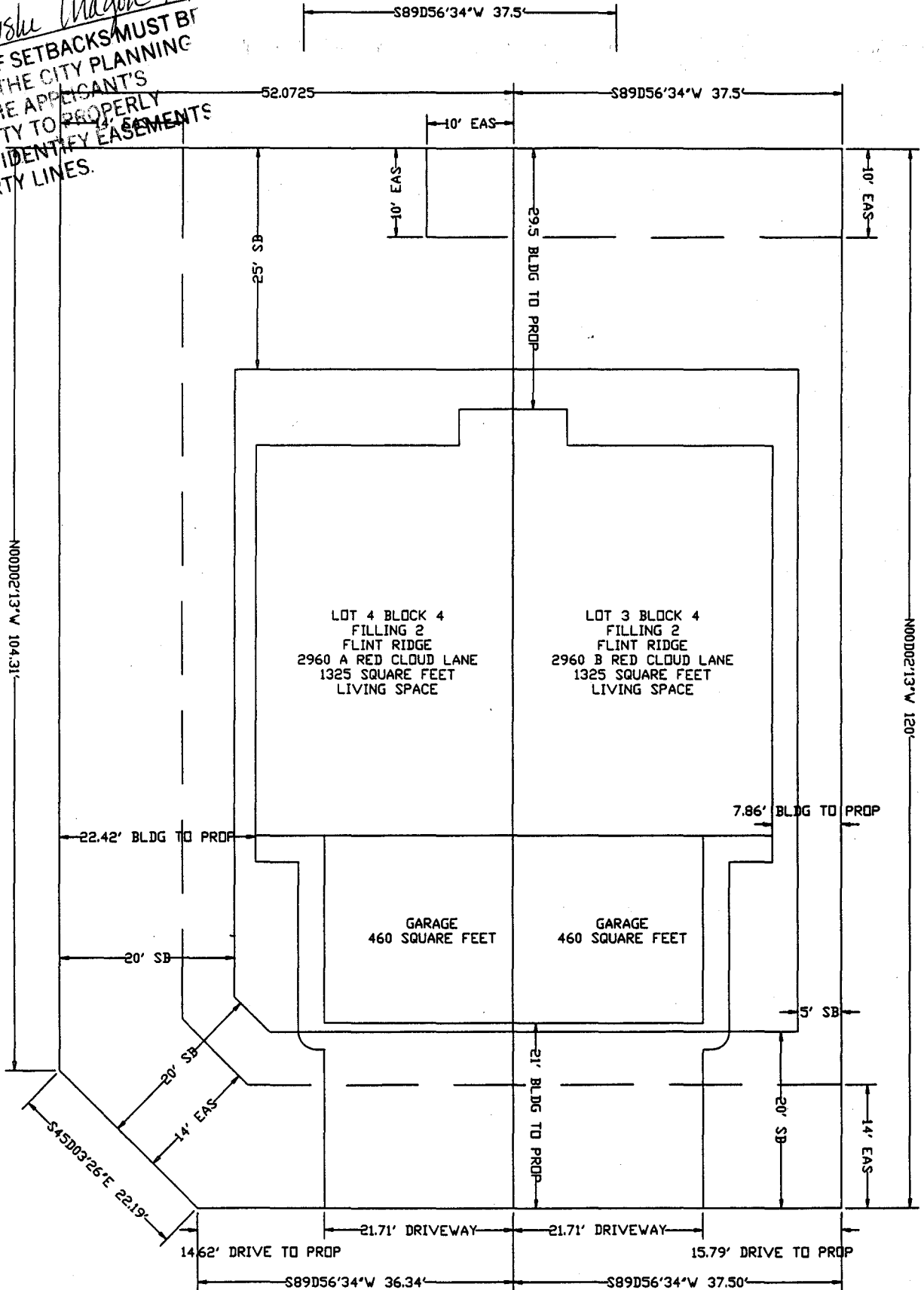
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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.

C.F.G. 10/30/03
 Ashu Magon 5/15/03



BROKEN ARROW



RED CLOUD LANE

con
 4/16/03