

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

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

BLDG PERMIT NO. 89365



Your Bridge to a Better Community

A

BLDG ADDRESS 4218 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 3 LOT 12 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 PO Box 2569 Grand Junction Co 81502 DESCRIPTION OF WORK & INTENDED USE Newton Const.  
 (1) TELEPHONE (970) 245-9271 TYPE OF HOME PROPOSED:  
 (2) APPLICANT TML Enterprises  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS PO 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 \_\_\_\_\_  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

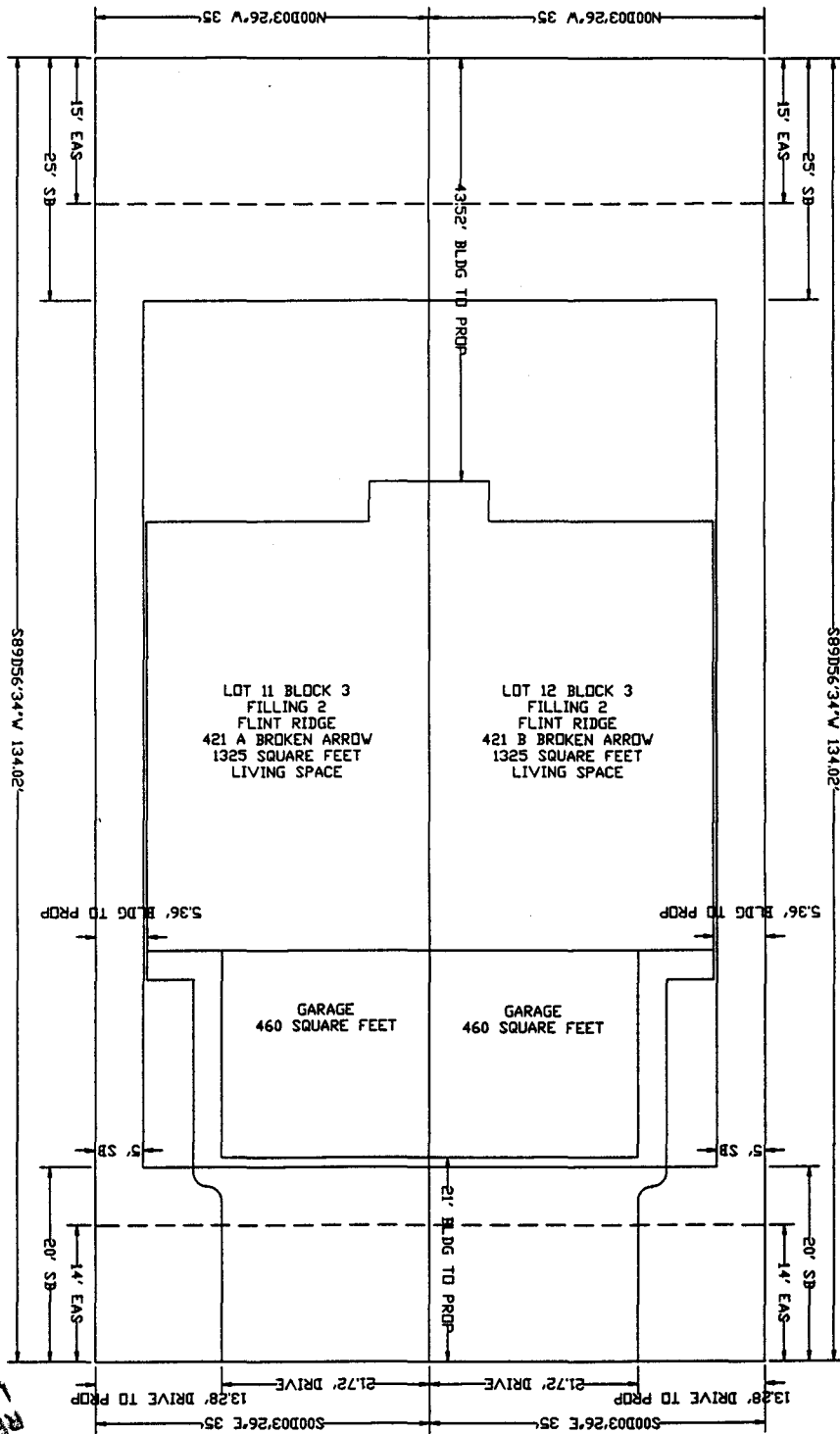
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 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>16250</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)



LOT 11 BLOCK 3  
FILLING 2  
FLINT RIDGE  
421 A BROKEN ARROW  
1325 SQUARE FEET  
LIVING SPACE

LOT 12 BLOCK 3  
FILLING 2  
FLINT RIDGE  
421 B BROKEN ARROW  
1325 SQUARE FEET  
LIVING SPACE

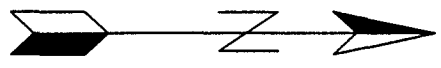
GARAGE  
460 SQUARE FEET

GARAGE  
460 SQUARE FEET

ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*7/16/03*  
*John M. [unclear]*

421 B BROKEN ARROW DRIVE



*all*  
*5/2/07*