

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 2963 B RED CLOUD
 TAX SCHEDULE NO. 2943-174-20-011
 SUBDIVISION FLINT RIDGE
 FILING 2 BLK 2 LOT 15
 (1) OWNER TML ENTERPRISES INC
 (1) ADDRESS P.O. Box 2569
 (1) TELEPHONE (970) 245-9271
 (2) APPLICANT TML ENTERPRISES INC
 (2) ADDRESS PO Box 2569
 (2) TELEPHONE (970) 245-9271

SQ. FT. OF PROPOSED BLDGS/ADDITION 1325
 SQ. FT. OF EXISTING BLDGS —
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1325
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS —
 DESCRIPTION OF WORK & INTENDED USE NEW HOME CONST
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 RMF-8
 SETBACKS: Front 20' from property line (PL)
 or — from center of ROW, whichever is greater
 Side 5/0 from PL, Rear 10' from PL
 Maximum Height 35

Maximum coverage of lot by structures 70.90
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 Special Conditions —
 CENSUS C 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 4/23/03
 Department Approval NAL [Signature] Date 7/8/03

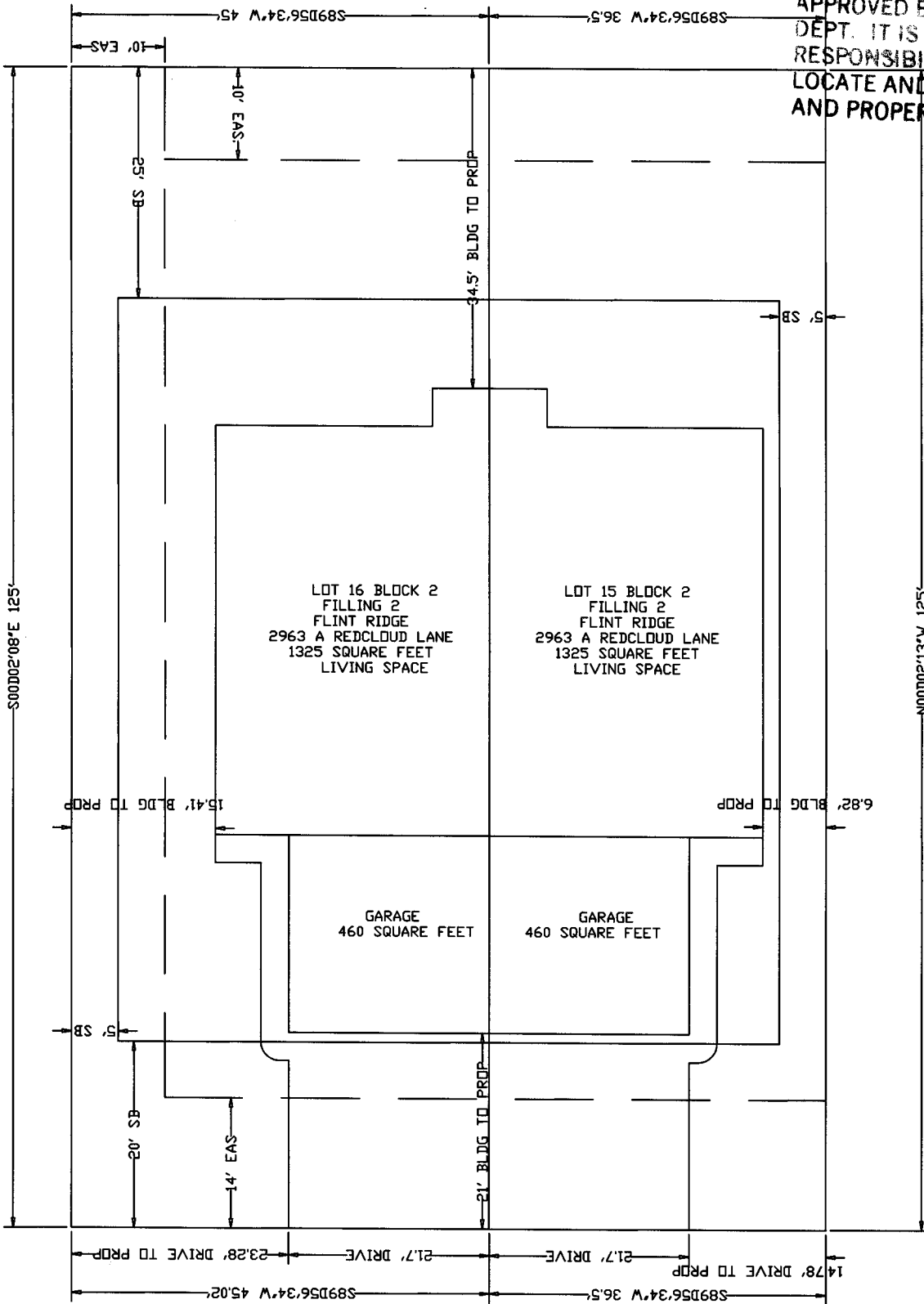
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16285</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7-9-03</u>

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)

7/19/03

ACCEPTED *C. Jay Nelson*
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.



BROKEN ARROW DRIVE



RED CLOUD LANE

W
5/19/03
GL