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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 569 Norma Jean Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1386

TAX SCHEDULE NO. 2943-071-25-008 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1386

FILING 5 BLK 1 LOT 7

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER The Legends Partners

(1) ADDRESS P.O. Box 1765, 6J.

(1) TELEPHONE 970-234-5682

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Legend Partners

DESCRIPTION OF WORK & INTENDED USE New single family

(2) ADDRESS P.O. Box 1765, 6J.

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 970-234-5682

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 PD

Maximum coverage of lot by structures _____

SETBACKS: Front 15' House, 20' Garage from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Engineered foundation required

CENSUS D 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 11-6-03

Department Approval [Signature] Date 11-7-03

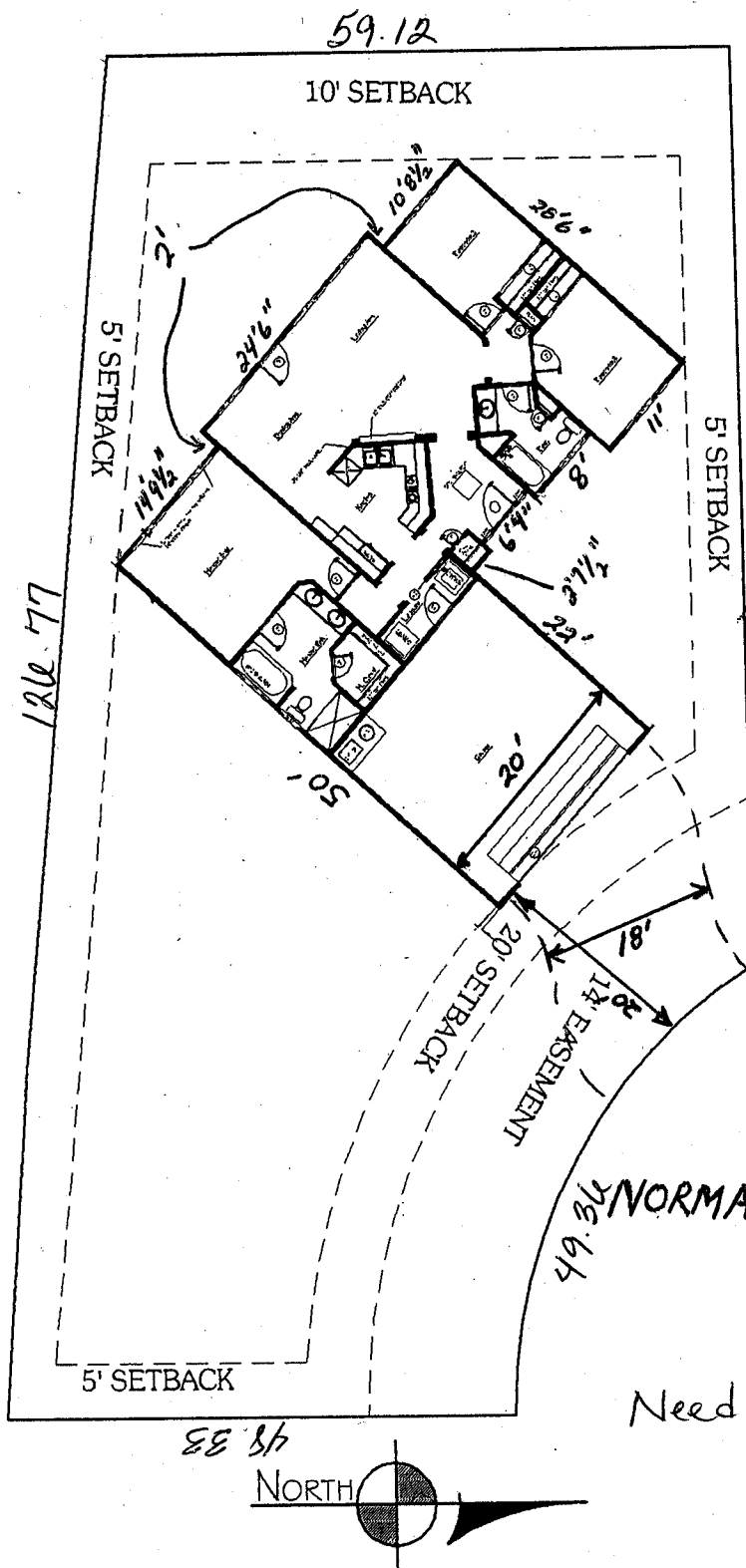
| | | | |
|--|---|------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>1672</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>11/20/03</u> |

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)

569 NORMA JEAN COURT

Lot 7 Block 1
CASSIDY

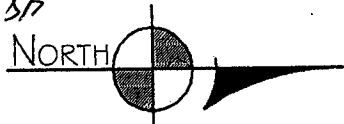


ACCEPTED *Alissa Moore* 11-7-03

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.

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11/6/03

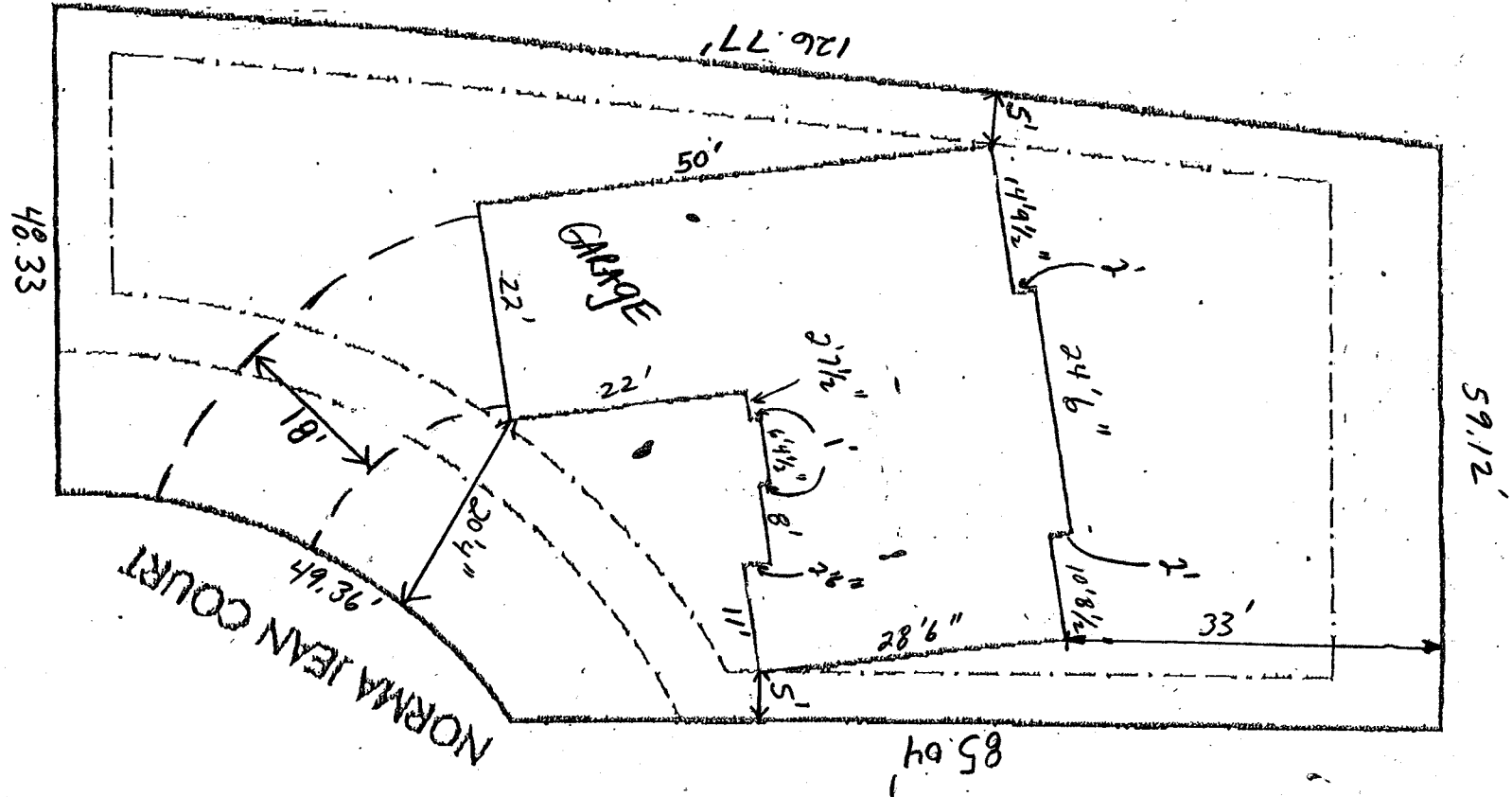
Need lot dimensions



49.83 NORMA Jean Court →

Revised 11/21/03

ACCEPTED Chap Hall
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DEPT. IT IS THE APPLICANT'S
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AND PROPERTY LINES.



569 Norma Court