

FEE \$ 10.00
 TCP \$ 0
 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 570 Norma Jean Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1589
 TAX SCHEDULE NO. 2943-071-23-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1589
 FILING 5 BLK 1 LOT 8
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Legend Partners
 (1) ADDRESS P.O. Box 1765, 6J, CO
 (1) TELEPHONE 970-244-9986 #17
 (2) APPLICANT Legend Partners
 (2) ADDRESS P.O. Box 1765, 6J, CO
 (2) TELEPHONE 970-244-9986 #17
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE New Single Family
 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 15' home garage Permanent Foundation Required: YES NO _____
 or _____ from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater Special Conditions Engineered Foundation
 Side 5' from PL, Rear 10' from PL CENSUS D TRAFFIC _____ ANN# _____
 Maximum Height 32'

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 11-21-03
 Department Approval H. C. Gay Hall Date 11/25/03

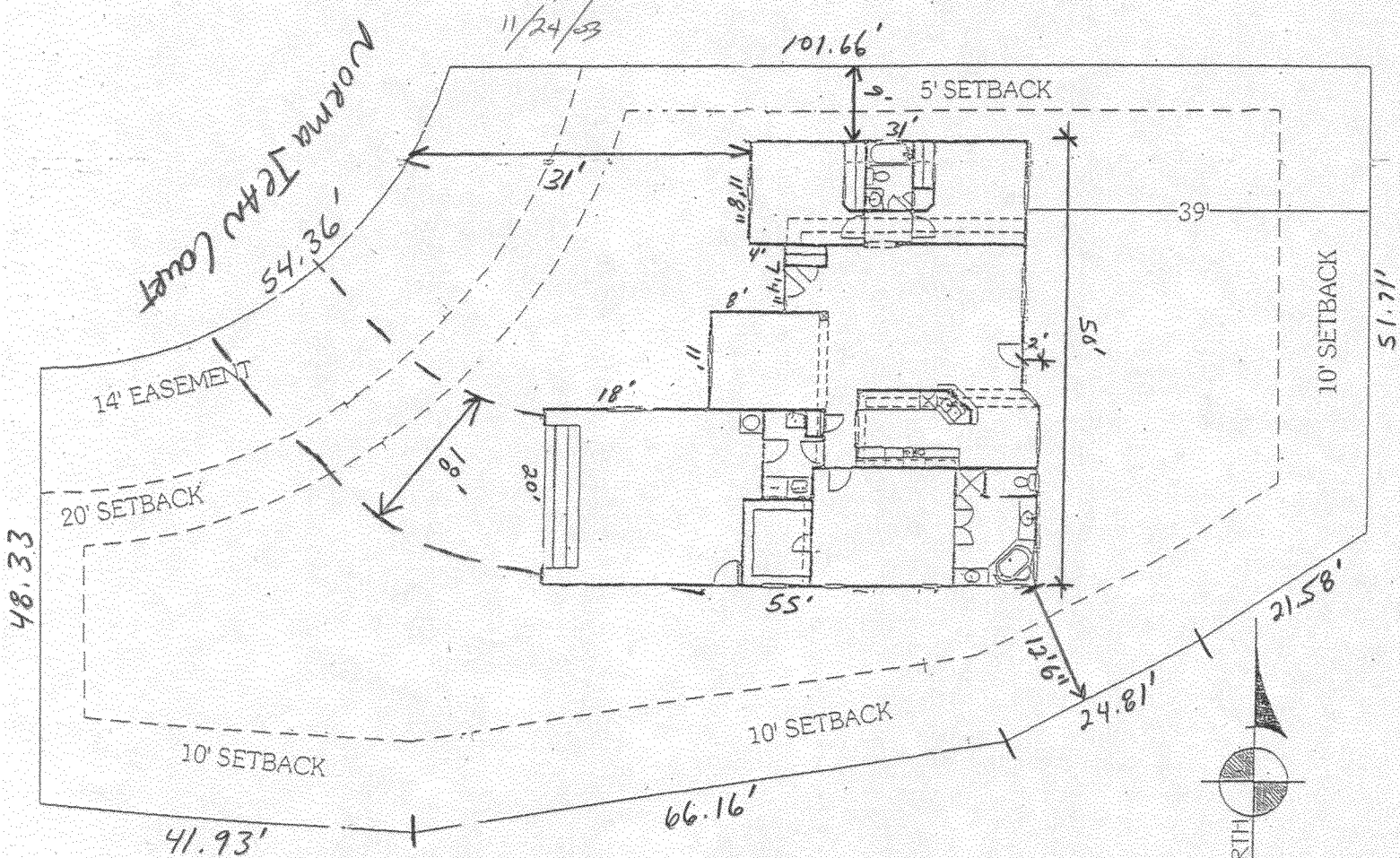
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/C No. <u>6767</u>
Utility Accounting <u>10 Monover</u>			Date <u>11-25-03</u>

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)

ACCEPTED *C. Tays Hall* 11/24/03
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.

DRIVE OK
SH
11/24/03



570 Norma Jean Ct.
Lot 8 Block 1
Holliday, RT

