

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 90529



Your Bridge to a Better Community

BLDG ADDRESS 572 Norma Jean Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1386
 TAX SCHEDULE NO. 2143-071-23-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION The Legenos TOTAL SQ. FT. OF EXISTING & PROPOSED 1386
 FILING 5 BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER The Legenos Partners
 (1) ADDRESS P.O. Box 1765, 6 J., CO 81502 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-244-9986 #17
 (2) APPLICANT The Legenos Partners DESCRIPTION OF WORK & INTENDED USE new single family
 (2) ADDRESS P.O. Box 1765, 6 J., CO 81502 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-244-9986 #17
 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 100
 SETBACKS: Front 15' home garage from property line (PL) Permanent Foundation Required: YES NO
 or 20' from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Engineered foundation required
 CENSUS D TRAFFIC Required 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).

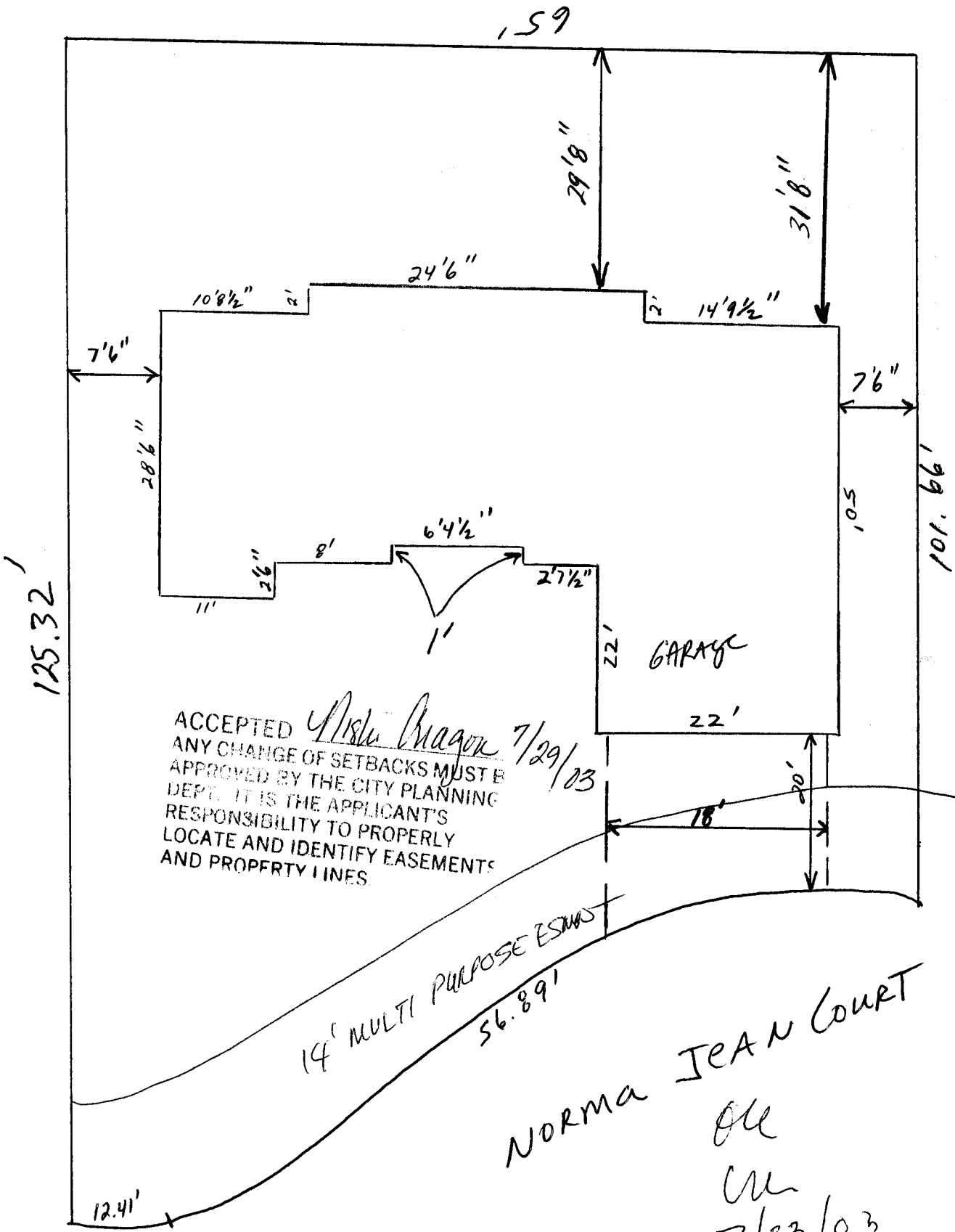
Applicant Signature [Signature] Date 7-22-03
 Department Approval [Signature] Date 7/29/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>TAP # 2215</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/29/03</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)

North
←



ACCEPTED *Misha Anagon* 7/29/03
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.

NORMA JEAN COURT
OK
OK
7/23/03

572 NORMA JEAN COURT