

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 90529



Your Bridge to a Better Community

BLDG ADDRESS 578 Norma Jean St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1572

TAX SCHEDULE NO. 2943-071-23-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Legends TOTAL SQ. FT. OF EXISTING & PROPOSED 1572

FILING 4 BLK 3 LOT 2

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, GRAND JUNCTION, CO 81502

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-244-9986 #17

DESCRIPTION OF WORK & INTENDED USE New single Family

(2) APPLICANT Legend Partners

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

(2) ADDRESS P.O. Box 1765, 65, CO 81502

(2) TELEPHONE 970-244-9986 #17

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 Eng foundation req'd

CENSUS D 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 7-7-03

Department Approval By Ronnie Edwards AAA

Date 7-25-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15154</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/24/03</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

61.74'

10' Drainage Easement

16'

36'

16'

578 NORMA JEAN

33' 3 1/2"

~~15.74'~~
9.74'

96.56'

60'

5' 6 1/2"

5'

2' 11"

18' 9 1/2"

96.77'

10' 4 1/2"

19' 7 1/2"

7'

18'

DRIVEWAY

20'

61.74'

ACCEPTED *Ronnie* 7/25/03
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 STREET

ole
7/8/03