

TEHAMA COUNTY PLANNING DEPARTMENT

Kristen Maze- Director of Planning

444 Oak Street, Room "I", Courthouse Annex Second Floor

Red Bluff, California 96080

Telephone (530) 527-2200 Fax (530) 527-2655 Email: planning@co.tehama.ca.us

PARCEL MAPS & TRACT MAPS CHECKLIST



ITEMS REQUIRED FOR SUBMITTAL OF PARCEL MAPS

1. + Twelve (12) copies of tentative map
2. + One reduced copy (8 1/2" x 11") of tentative map Tentative Parcel Map
3. + Master Application Form Fee is \$4,854.00 plus
4. + Preliminary Title Report (dated within 30 days) \$110.00 per lot.
5. + Deed of Ownership
6. + Any exception requests necessary
7. + Receipt from Tehama County Fire Department/CDF
8. + Northeast Information Center Fee, \$75.00 made out to Northeast Information Center
9. + 7.5' topographical map indicating project location on 8 1/2" x 11" sheet
10. + Environmental Information Form

ITEMS REQUIRED FOR SUBMITTAL OF TRACT MAPS

1. + Seventeen (17) copies of tentative map and a sepia Tentative Tract Map
2. + One reduced copy (8 1/2" x 11") of tentative map \$1,855.00 plus
3. + Master Application Form \$110.00 per lot
4. + Preliminary Title Report (dated within 30 days)
5. + Deed of Ownership
6. + Any exception requests necessary
7. + Receipt from Tehama County Fire Department/CDF
8. + Northeast Information Center Fee, \$75.00 made out to Northeast Information Center
9. + 7.5' topographical map indicating project location on 8 1/2" x 11" sheet

Applications will not be processed until all required items are submitted and fees are paid.

NOTE: AFTER PROJECT IS APPROVED THE FOLLOWING SHALL APPLY:

Pursuant to Fish and Game Code Section 711.4 and California Code of Regulations (CCR) Title 14, Section 753.5, the applicant shall provide to the Tehama County Planning Department an **Environmental Filing Fee plus a County filing fee (See fee schedule) payable to the Tehama County Clerk.** The Planning Department shall submit the Environmental Filing Fee to the County Clerk and file the CEQA Notice of Determination. (Note: Failure to **provide the payment within five days of project approval** may subject the project to extended judicial review. Further, if the Environmental Filing Fee is not paid an enforceable lien may be perfected pursuant to Chapter 14 commencing with Section 7150 of the Government Code.)

**PLEASE MAKE SURE THE FOLLOWING ARE INCLUDED TO AVOID MAP PROCESSING DELAYS!
FAILURE TO PROVIDE THE FOLLOWING INFORMATION WILL RESULT IN DETERMINATION BY THE
PLANNING DEPARTMENT THAT THE APPLICATION IS INCOMPLETE AND
WILL NOT BE PROCESSED.**

A. TENTATIVE MAP SUBMITTAL CHECK LIST

The following items are required to be shown on each tentative map at the time of submittal:

MAP LAYOUT

- Map sheet size: 18" x 26", 24" x 36" or 36" x 48" (show 1" border each edge)
- Scale- Not less than one inch equals 100 feet (unless otherwise approved)
- North Arrow – Orient north either up the sheet or to the left
- Sheet index (on cover sheet)
- Vicinity Map – showing closest major road intersection / scale not required
- Data shown in (U.S. survey) feet and hundredths thereof
- Scale—not less than one inch equals 100 feet (or alternate scale if necessary for clarity)
- Total acreage of subject property

Title Block Information Requirements

- Title Block shall be situated in lower right corner of map (preferred)
- Tentative Tract or Parcel Map# (Note "Vesting Map" of applicable)
- Assessor Parcel Number (APN)
- Specify phases (if applicable)
- Description of subject property
- Zoning
- Land Use – existing and proposed
- Soil Classification
- Water District
- Flood Hazard
- Date of Tentative Map

Owner's Information

- Owner's Consent Statement – signed statement of consent to subdivide property.
- Name
- Address
- Phone#

Responsible Engineer / Surveyor Information

- Business name – mailing address – phone# – fax#- e-mail
- Name of contact person
- Name of responsible PLS or RCE with registration number when engineered plans/information are submitted.

Lot Requirements

- Configuration meets zoning requirements
- Designation – numbered or lettered
- Acreage (nearest 1110th acre)
- Boundary monument identification
- Found monument description -type, size, markings, record reference, etc.
- Show existing fence line / natural features that may indicate occupation lines

Site Topography (Hydraulics / Drainage)

- Delineate contour lines (one foot intervals)
- State the source datum of contours
- Locate official bench marks (U.S.C. & G.S., BLM, etc.)
- Identify existing water courses (including ephemeral creeks)
- Name of course
- Locate thread / flow line of creek
- Indicate direction of flow
- Top of bank (if definable)
- Natural springs

Flooding / Inundation Information

- Delineate Special Flood Hazard Area – Zone "A" (100 year flood plane) and Flood Insurance Rate Map (F.I.R.M.) community-panel# & revision date
- Delineate Flood Way and Flood Way Map community-panel & revision date
- Delineate areas that are subject to inundation

Potable Water

- Locate existing wells on subject property and adjoining parcels
- Location of proposed domestic water supply or well setbacks (if required)

Sewage Disposal Sites

- Locate existing sewage disposal systems on subject property and adjoining parcels
- Location of proposed sewage disposal sites and replacement areas

Public Utilities and Easements (P.U.E.)

- Existing – reference instrument O.R., P.M., MAPS, etc...) creating said easement
- Proposed easements
- Name of provider for electrical, communication, natural gas, cable T.V., etc..)
- "Will Serve" letter from provider (required on subdivisions only)

Existing Structure /Improvements

- Map and label existing roads
- Footprint of existing structures
- Proposed improvements, if known

Restrictive Easements / Reservations (existing and proposed)

- Delineation of Building Setback Lines (BSL) existing and proposed
- Riparian setbacks
- Wetlands
- Non-vehicular access strip
- Other

Delineation of Trees and Species Protected Flora (if known)

- Trees 12" in DBH and larger
- Trees / vegetation creating sight distance impediments
- Protected species of flora (if known)
- Other descriptive information

Roadway Information

- Indicate if streets are to be public or privately maintained
- Proposed roadway cross-sections
- Designate roads by letter (ex. Road "A", "8", etc...) or proposed name (optional)
- Right-of-way widths & return radii at intersections
- Tangent (bearing and distance) & curve (delta, radius, length)
- Limits of cut / fill slopes
- Approximate volume (cubic yards) of cut / fill moved for proposed construction
- Proposed grade breaks
- Proposed drainage changes

Potable Water Information Sheet (required on large developments)

- Source of potable water (Groundwater or Community System)
- Pipe diameter (in inches)
- Fire hydrant locations

Sanitary Sewer Information Sheet (required on large developments)

- Source (Community System or Individual System)
- Pipe diameter (in inches)
- Manhole and clean-out locations
- Indicate direction of flow

Grading and Drainage Information Sheet (required on large developments)

- Standard lot grading detail
- Storm drain pipe diameter (in inches)
- Drain inlet location and elevation
- Manhole locations
- Indicate direction of flow

"EXCEPTION REQUESTS" – Exception Requests, if any, shall be submitted in writing to Tehama County Planning Department (TCPD) at time of initial application. All exception requests shall thoroughly describe the circumstances that necessitate the need for exception requested along with proposed alternative.

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SUBDIVIDER CERTIFICATION REGARDING REMAINDER PARCEL

_____ has filed with the County of Tehama an application for a Tentative Parcel Map for a Minor Subdivision (TPM _____). The application proposes to subdivide the land into four lots plus a "Remainder Parcel." The California Subdivision Map Act and the Tehama County Subdivision Ordinance generally require that a Tentative Map for a Major Subdivision be filled to divide land into five or more lots. A Tentative Parcel Map for a Minor Subdivision may be used to create up to four lots plus a Remainder Parcel, in cases where the subdivider does not intend to sell, lease or finance the Remainder Parcel.

I, _____, swear under penalty of perjury that I do not intend to sell, lease, or finance the Remainder Parcel designated in my application for TPM _____ and that I do not intend to circumvent State Law and County Ordinances by applying for a Minor Subdivision. I understand that the County intends to rely upon my sworn statement in determining whether to grant my application for a Minor Subdivision. I further understand that this sworn statement can be used as evidence in any court in the State of California.

The purpose for which I propose to create the Remainder Parcel is as follows:

I acknowledge that if I later decide to sell, lease, or finance the Remainder Parcel, I must first obtain a Certificate of Compliance or Conditional Certificate of Compliance from the County. I understand that when the County issues such a Certificate, the County may impose the same requirements it would have imposed if I had originally applied for a Tentative Map for a Major Subdivision.

I declare under penalty of perjury that the foregoing is true and correct. Executed this ____ day of _____, 20____, in the County of Tehama, California:

Applicant: _____

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PLANNING DEPARTMENT MASTER APPLICATION

APPLICANT(S):

Name: _____

Mailing Address: _____

City/State/Zip: _____

Day Phone: _____

Email: _____

REPRESENTATIVE: (if other than applicant)

Name: _____

Mailing Address: _____

City/State/Zip: _____

Day Phone: _____

Email: _____

PROPERTY OWNER (if other than applicant) - or- MINERAL RIGHTS OWNER:

Name: _____

Mailing Address: _____

City/State/Zip: _____

Day Phone: _____

Email: _____

CORRESPONDENCE SENT TO: Applicant Representative Property Owner

Name of Engineer/Land Surveyor: _____ License #: _____

PROJECT ADDRESS (or specific location):	LOT SIZE (Acreage)	ASSESSOR'S PARCEL NUMBER(S):
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ZONING DISTRICT DESIGNATION: _____ GENERAL PLAN: _____

EXISTING LAND USE (list structures): _____

PROJECT # _____

(Check One)

- Property is or proposed to be Sewered
- Property is or proposed to be Septic

(Check One)

- Property is or proposed to be on Public Water
- Property is or proposed to be on Well Water

Is Property under Williamson Act Contract []Yes []No

ADJACENT LAND USE: North: _____ East: _____
 South: _____ West: _____

DESCRIPTION OF PROPOSED PROJECT AND PROPOSED STRUCTURES (be specific): _____

APPLICANT/REPRESENTATIVE: I have reviewed this application and attached material. The information provided is accurate.

_____ Date _____
 Signature

PROPERTY OWNER: I have read this application and consent to its Filing. **This signature is required on all applications.**

_____ Date _____
 Signature

INFORMATION BELOW TO BE COMPLETED BY PLANNING STAFF

PM or TM (Land Division) # _____	Zoning District: _____
UP (Use Permit) # _____	Planning Fees Collected: \$ _____
REZ (Rezone) # _____	Receipt #: _____
GPA (General Plan Amendment) # _____	Arch Study Check # _____
MERGER/LLA # _____	Recording Fees Collected: ()Yes ()No Amt. \$ _____
SBA (Setback Adj.) # _____	
Other: _____	Comments: _____

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ENVIRONMENTAL REVIEW PROCEDURE



The California Environmental Quality Act (CEQA) requires an assessment of environmental impact for all projects requiring a permit or other discretionary approval from Tehama County decision-making bodies. The Tehama County Planning Department is responsible for making initial environmental determinations and recommending appropriate environmental findings to the decision-making body for adoption.

After a review of pertinent information, the Planning Department will make an initial environmental determination. This determination will result in one of the following:

1. An **Exemption**—This means your project meets criteria for exemption from the requirements of the CEQA. No additional environmental review is required.
2. A **Negative Declaration**—This means your project will not result in any significant effects on the environment. If conditions (mitigation measures) are applied to assure that no significant effects will occur, the environmental document is called a **Mitigated Negative Declaration**.
3. An **Environmental Impact Report (EIR)** - This means your project may have a significant effect on the environment and additional information is necessary to determine appropriate mitigation measures. The Planning Department may give you an option of preparing a “special study” (i.e., traffic study, archaeological survey, etc.) to address the issue(s) instead of preparing an EIR. If an EIR is to be prepared, it must be prepared by a third party consultant selected through the established consultant selection process.

Please fill out the attached Environmental Information Form as accurately and completely as possible. Failure to do so may result in delays in processing your application.

If you need assistance or if you have any questions, please contact the Tehama County Planning Department.

PROJECT # _____

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ENVIRONMENTAL INFORMATION FORM

(To be completed by the Applicant or Representative)

NOTE: Please answer all questions as accurately and completely as possible to avoid possible delays in processing.

I. PROJECT TYPE & DESCRIPTION: [] Residential [] Commercial [] Industrial [] Agricultural

1. Project Title: _____ APN: _____

2. Describe the proposed project in as much detail as is possible: _____

3. Will development occur in phases? [] No [] Yes If Yes; is the project a component of larger plans or programs, describe the project's future phases or extensions. If the project is part of a larger project for which an EIR has been required, or for which a Negative Declaration has been granted, attach the EIR or reference and Negative Declaration in this Subsection: _____

II. ENVIRONMENTAL SETTING

1. Attach a copy of the appropriate United States Geological Survey (USGS) topographic map, and indicate the location of the proposed project. (The maps are available from sporting goods stores or online).

2. Attach photographs of the site, if possible.

3. Describe the existing use(s) on the project site (including the type and number of any structures, roads, etc.):

4. Describe the existing land use on adjacent properties. Also note any major natural or man-made features (i.e., highways, stream channels, etc.):

North: _____

East: _____

West: _____

South: _____

5. Describe the existing topography on-site (i.e., landforms, slopes, etc.) Any data on soils and geology would also be helpful:

6. Describe existing drainage courses or eroded areas on or near the project site i.e., rivers, creeks, drainage ditches:

7. Describe the existing vegetation on-site and the percentage of the site it covers:

8. Describe the existing wildlife on-site:

9. Are there any cemeteries, structures, or other items of historical or archaeological interest on the property?
 No Yes, specify: _____

10. Describe any site alterations which would result from the proposed project specifically address the amount and location of grading, cuts and fills, vegetation removal, alterations to drainage, removal of existing structures, etc.):

11. Please include a copy of any studies (soils, geology, marketing, etc.) that you had prepared for this project or project site:

III. **SERVICES**

1. Indicate how the following services will be provided for your project and availability of service.

A. Electricity: _____

B. Natural Gas: _____

C. Water Supply: _____

D. Sewage Disposal: _____

E. Solid Waste Disposal: _____

2. If an extension of service lines is necessary, indicate which service(s) and the distance of the extension(s):

IV. **INDUSTRIAL, COMMERCIAL AND INSITUTIONAL PROJECTS**

1. Total number of employees and number of employees on the largest shift: _____

2. Types of equipment and/or machines to be used:

3. Number of on-site parking spaces proposed: _____

4. Types of materials, chemicals, and/or products to be processed, packaged, or stored:

5. Describe any hazardous substances to be used on the project site:

6. Estimate the type and amount of air emissions or odors:

7. Will the project change the ambient noise levels for adjacent properties?

No Yes, specify: _____

CERTIFICATION: *I certify that the information provided herein is true and correct to the best of my knowledge and belief.*

Signature of Applicant or Authorized Representative

Date

PROJECT # _____

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AGENT AUTHORIZATION FORM

STATEMENT OF AGENCY

I, the undersigned, am an owner of a record title interest in the property involved with this proposed project.

I hereby appoint _____ as my agent(s) for purposes of this project, as set forth below.

My agent(s) is/are hereby authorized and empowered to: (check as appropriate)

+ Represent me in all matters relating to the proposed project, except execution of certificates of ownership, offers of dedication, dedications, and agreements to construct improvements;

OR

+ Submit the application(s) and related information to the Planning Department;

+ Represent me before the Planning Commission or Board of Supervisors;

+ Consent to conditions imposed if and when the application(s) is/are approved;

+ Represent me before the Board of Supervisors in case of appeal.

I agree to be bound by all the representations, drawings and statements tendered by my agent(s) to the County of Tehama for purposes of this proposed project as if the same were made by me personally. I further agree to be bound by all the conditions imposed by the County of Tehama on the approval of this proposed project pursuant to State law and the Tehama County Code.

I understand that I may revoke the authority granted by this statement at any time by written notice sent to: Tehama County Planning Department, 444 Oak Street, Room I, Red Bluff, CA 96080.

SIGNATURE OF OWNER(S) BEFORE A NOTARY PUBLIC:

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Tehama)

On _____ before me, _____ personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)
Signature _____

PROJECT # _____

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WAIVER OF LIABILITY

**WAIVER OF LIABILITY
ENVIRONMENTAL QUALITY ACT 1970**

Project # _____

Property Owner: _____,

Applicant: _____,
waives any claim of liability or damages against the County of Tehama based on the issuance/
approval of this application, on any subsequent Court Order declaring this application invalid and on
any further damages suffered by the owner/applicant by reason of the issuance/approval of this ap-
plication or his reliance thereon.

Signature before a Notary Public

Property Owner Date

Applicant Date

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity
of the individual who signed the document to which this certificate is attached,
and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Tehama)

On _____ before me, _____ personally ap-
peared _____, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity
(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal. (Seal)
Signature _____

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STATEMENT OF APPLICANT RESPONSIBILITY & INDEMNIFICATION

Statement of Applicant Responsibility

Please read the following statement outlining your responsibilities in the application hearing process. An amendment to California Law (AB 884), adopted in 1977 and effective January 1, 1978, requires the County of Tehama and all other jurisdictions in the state to take final action to approve or disapprove a request like yours within one year of the County's acceptance of your application as complete. In most cases, the County has approved requests like yours in significantly less time. However, the legislation now requires the County to "count down" the days so that requests are not inadvertently approved without approval by the Board of Supervisors or a designated body. The law requires Tehama County to inform you within 30 days after the application is submitted if your application is incomplete for our needs. If the application is complete and has all the information we need, the processing will be initiated immediately. If additional data is needed, a letter will be sent to you specifically stating the information needed. The staff will not certify the application is complete until all the requested items have been submitted to the County and the required fees have been paid. PLEASE BE ADVISED THAT THIS APPLICATION IS NOT APPROVED UNTIL THE ULTIMATE HEARING BODY HAS TAKEN ITS FINAL ACTION AND ALL APPEALS EXHAUSTED. ANY RECOMMENDATIONS OR COMMENTS BY STAFF OR ACTIONS BY INTERMEDIATE HEARING BODIES ARE ONLY ADVISORY AND SHOULD NOT BE RELIED ON FOR THE PURPOSES OF MAKING FINANCIAL COMMITMENTS.

Indemnification

The Applicant(s) shall defend, indemnify, and hold harmless, at the Applicant(s) sole expense, the County of Tehama and its employees, officers, contractors, and agents (the "County Indemnitees") from and against any claim, action, or judicial or administrative proceeding brought against the County Indemnitees, or any of them, to attack, set aside, void, annul, or otherwise challenge the County's decision on the proposed project to the Applicant, any environmental review or absence thereof associated with the proposed project, or the manner in which the County interprets or enforces the terms and conditions of proposed project at any time. The Applicant shall further pay all losses, liabilities, damages, penalties, costs, awards, judgments, fees (including reasonable attorney's fees) and expenses arising from such claim, action, or judicial or administrative proceeding. Counsel for the County Indemnitees in any such legal defense shall be selected by the County. Upon request of the County, the Applicant shall execute a formal written agreement containing the foregoing terms, but the Applicant(s) obligations hereunder shall be fully operative and enforceable regardless of whether such an agreement is executed.

Signature before a Notary Public

Property Owner

Date

Applicant

Date

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Tehama)

On _____ before me, _____ personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature _____

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AUTHORIZATION TO ENTER PRIVATE PROPERTY



AUTHORIZATION TO ENTER PRIVATE PROPERTY

Government Code Section 65105 authorizes County Planning Department personnel, in the performance of their duties, to enter property and make examinations and surveys which do not interfere with use of the land by those person (s) lawfully entitled to the possession thereof. Often times responsible and trustee agencies must also be consulted and given the opportunity to review and comment on proposed projects, necessitating their entry onto the property in order to obtain all relevant information needed to process the application in a timely way.

If County and affected agency personnel are not able to enter the project site/ property, significant delays in the processing of the project, particularly the environmental review of the project, could occur and the project applicant may be required to hire a consultant(s) to submit information necessary to prepare the environmental documents addressing the project site.

I have read and understand the foregoing. I authorized the County and other affected personnel to enter the property located at:

_____ for the limited purpose of examining the property with respect to the proposed project/land use, upon making reasonable efforts to give me a 24-hour notice of intended entry.

Property Owner/Agent Signature

Contact Phone Number

PROJECT # _____