

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____

Building Address 2975 WICHITA CT.
Parcel No. 2943-294-28-005
Subdivision CHIPETA GLEN
Filing _____ Block 3 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2599
Sq. Ft. of Lot / Parcel APPROXIMATELY 10,000sf
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,800sf
Height of Proposed Structure 18'

OWNER INFORMATION:

Name RON & MARLEEN RENNKE
Address 70 BOX 60146
City / State / Zip GJ, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name ERIC MARQUEZ
Address 595 20³/₄ ROAD
City / State / Zip GRAND JUNCTION CO 81503
Telephone 970-270-4326

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>30</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>1</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>28'</u>	Special Conditions <u>5' distance</u>
Voting District <u>E</u> Driveway Location Approval _____ (Engineer's Initials)	<u>driveway space</u>

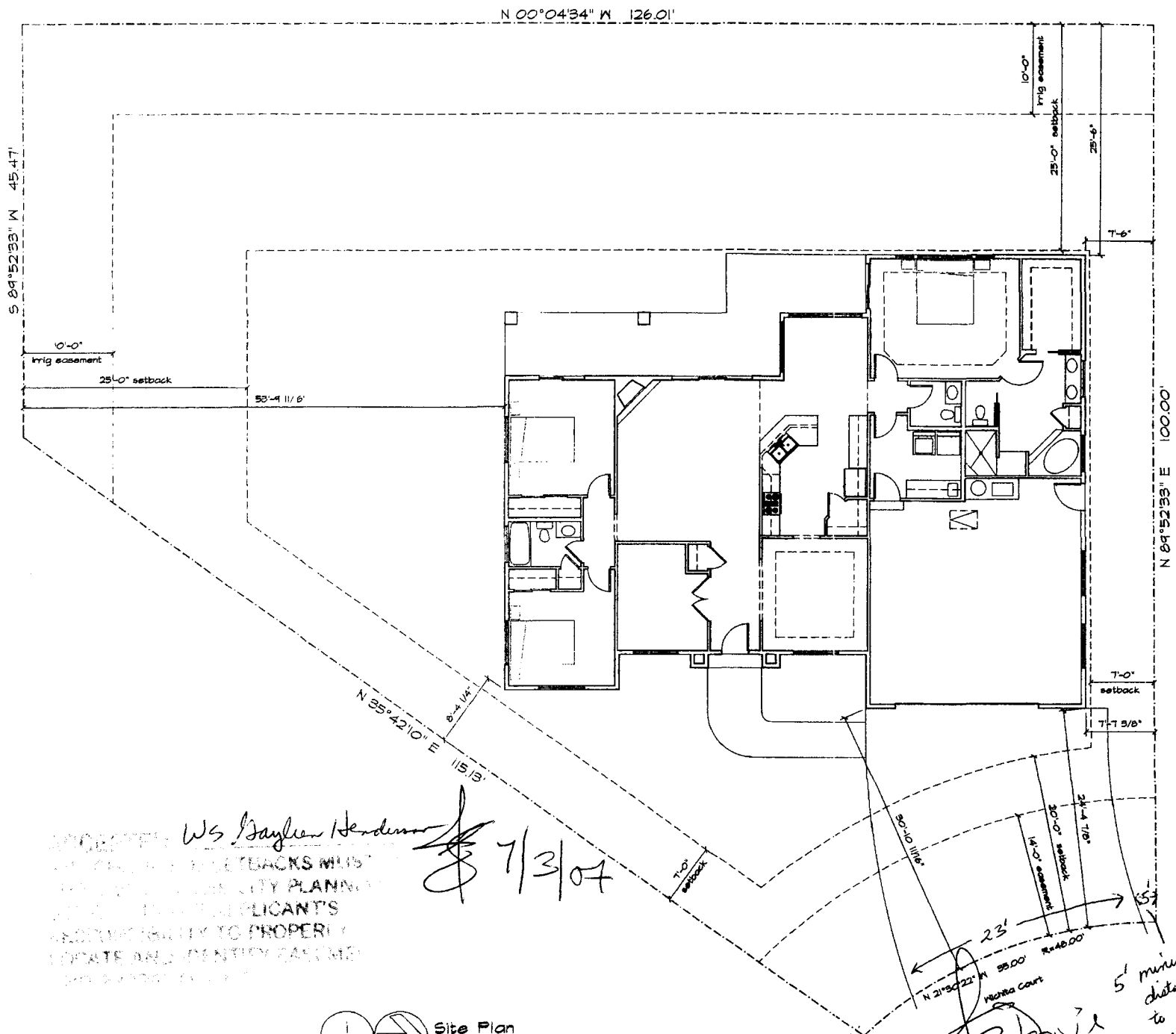
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Eric Marquez Date 7/3/07
Department Approval W3 Daylen Henderson Date 7/3/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>0ms DTS 071</u>
Utility Accounting <u>Dotthe Renover</u>	Date <u>7-6-7</u>

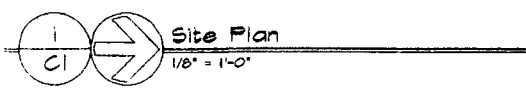
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



APPROVED: WS Gaylen Henderson
 ALL SETBACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND SETBACKS.

7/3/07

drive
 7/3/07
 5' minimum distance to property line from edge of driveway



Living area: 2,003 sf
 Garage area: 596 sf
 Parcel #: 2943-294-28-005
 Lot 5, Block 3
 Chipeta Glenn Subdivision