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PCR-2010-331

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

5071-01 BOM
716107

Building Address 2975 Wichita Ct
 Parcel No. 2943-294-28-005
 Subdivision Chipeta Glen
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ronald/Marleen Hauw Rennke
 Address 2975 Wichita Ct
 City / State / Grand Junction CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SHED
10x15 150#

APPLICANT INFORMATION:

Name Marleen Hauw Rennke
 Address 2975 Wichita Ct
 City / State / Grand Jct
 Telephone 975-245-7875

***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 PLANNING STAFF

ZONE R-4 Maximum coverage of lot by structures 50
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES NO
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 40 Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

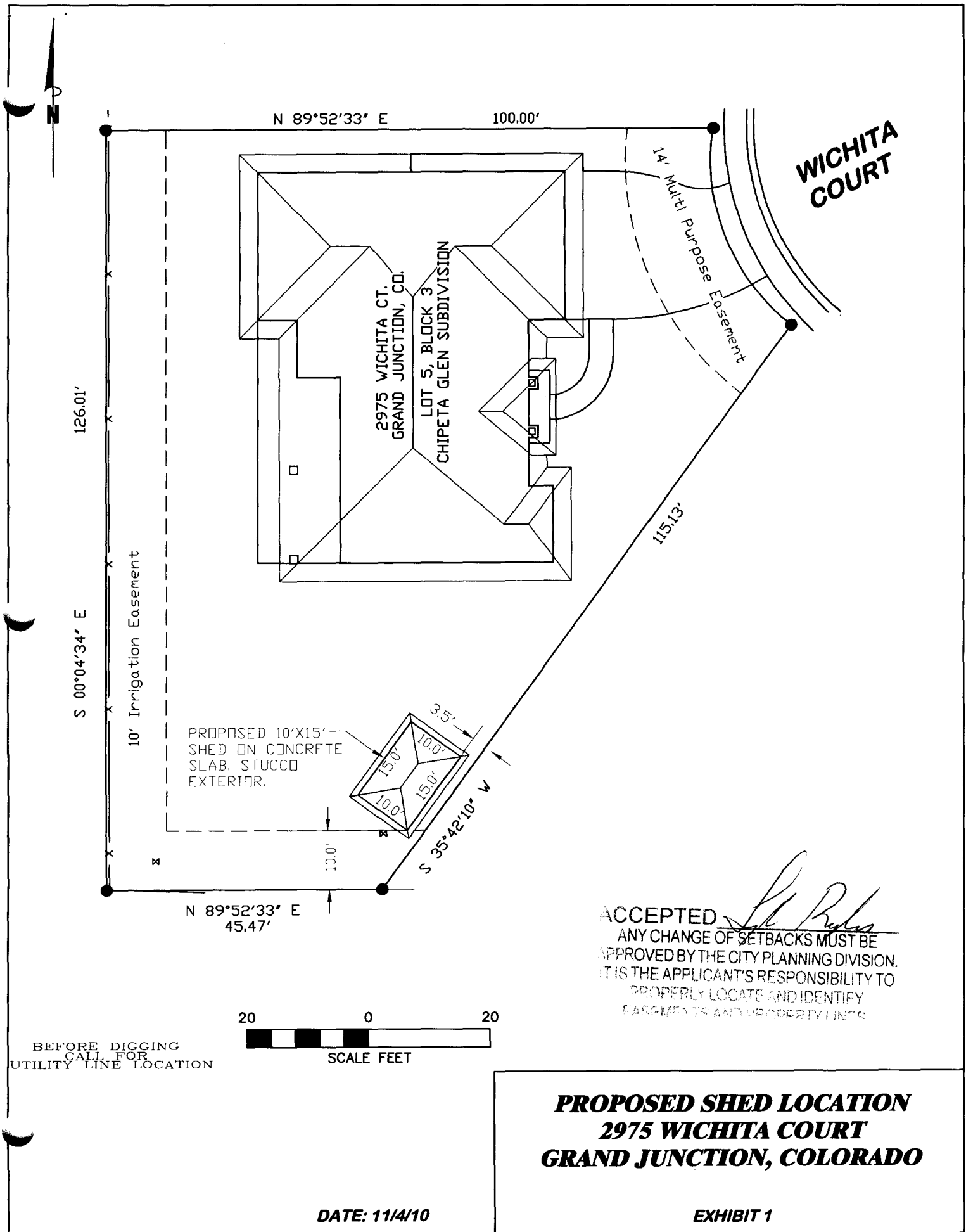
Applicant Signature Marleen Hauw Rennke Date 11-9-10

Planning Approval [Signature] Date 11/9/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting [Signature] Date 11-9-10

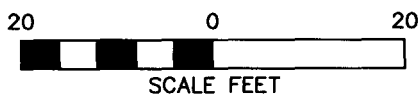
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



WICHITA COURT

PROPOSED 10'X15' SHED ON CONCRETE SLAB. STUCCO EXTERIOR.

ACCEPTED *[Signature]*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



BEFORE DIGGING CALL FOR UTILITY LINE LOCATION

PROPOSED SHED LOCATION
2975 WICHITA COURT
GRAND JUNCTION, COLORADO

DATE: 11/4/10

EXHIBIT 1