

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. 10045-0

Building Address 2321 Wintergreen Dr
 Parcel No. 2945-014-20-020
 Subdivision Pleasant Run Spring Valley
 Filing 6 Block 9 Lot 18

No. of Existing Bldgs 2 ^{Sked} House No. Proposed 0 new
 Sq. Ft. of Existing Bldgs 2212 Sq. Ft. Proposed 30.4
 Sq. Ft. of Lot / Parcel 9300
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2500+?
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Robert & Mari Jo Richardson
 Address 2321 Wintergreen Dr
 City / State / 65 CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DT Builders Inc (POD)
 Address Po Box 156
 City / State / Fremont CO
 Telephone 970-261-3790

***TYPE OF HOME PROPOSED:**

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

NOTES: 4' x 7'6" Laundry Room addition on South West corner of existing Home

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 <u>R-5</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5'</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) _____	Parking Requirement _____		
Voting District _____	Special Conditions _____		
Driveway Location Approval _____	(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 [Signature] Date 6-17-10
 Planning Approval [Signature] Date 7-2-2010

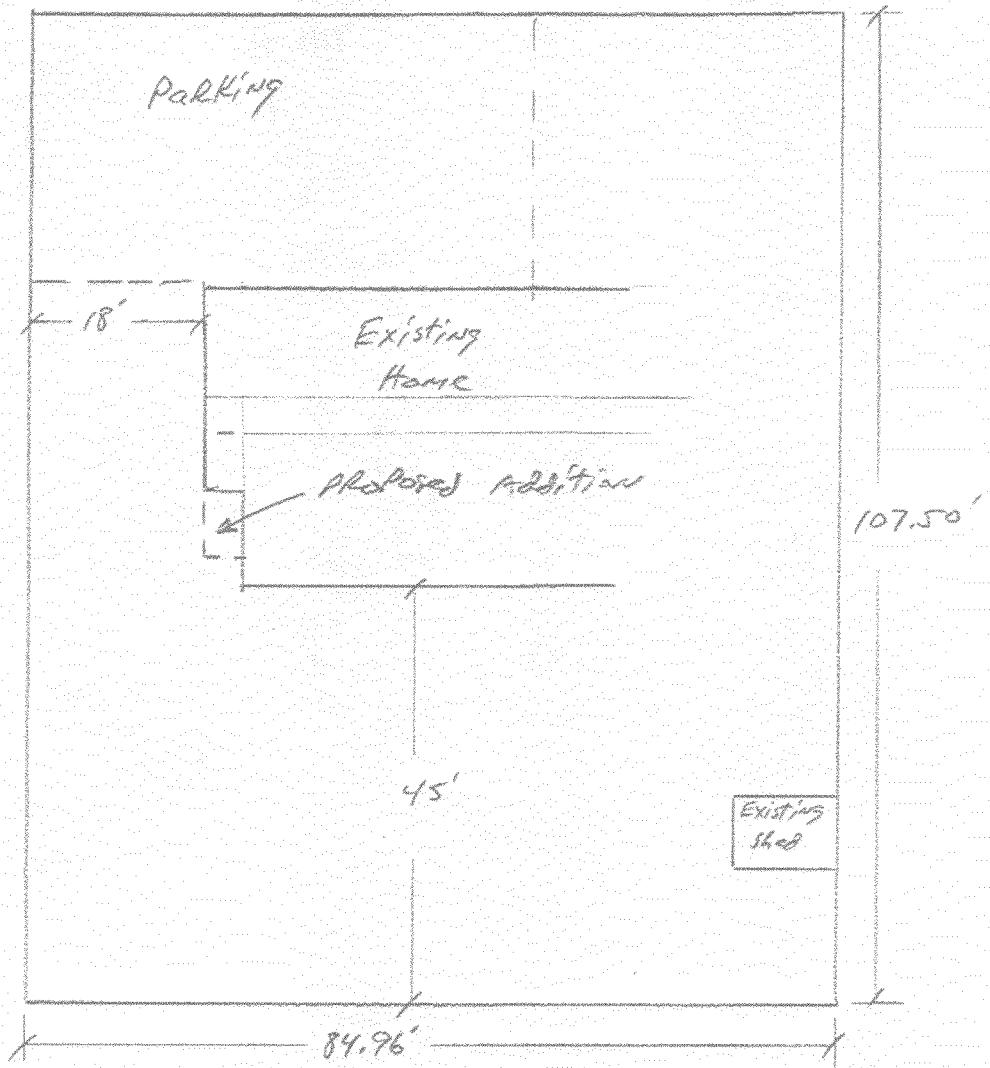
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water / sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/2/10</u>		

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)

2321 Wintergreen DR.
DJ Builders Inc.
Todd DeJong
970-261-3740



Wintergreen DR.



Site Plan

7-2-10
ACCEPTED *Darlene Heide*
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.