PCN-2010-454 -4-10		
FEE\$ 10.00 PLANNING C	BLDG PERMIT NO.	
	FLANNING CLEANANCE	
	Planning Department	
Building Address 2420 WINTER GREEN DK.	No. of Existing Bldgs 2 No. Proposed 0	
Parcel No. 2945-014-35-005	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 195	
Subdivision Spring Valley - Pheasant Run Filing 6 Block 13 Lot 5	Sq. Ft. of Lot Parcel 9, 539,	
Filing 6 Block 3 Lot 5	Sq. Ft. Coverage of Lot by Structures & Impervious Surface	
	(Total Existing & Proposed)	
OWNER INFORMATION:	Height of Proposed Structure	
Name TOM SUENSON	DESCRIPTION OF WORK & INTENDED USE:	
	New Single Family Home (*check type below)	
Address 2420 WINTERGREEN DR.	Interior Remodel Addition Other (please specify): To CARAGE ~ STORAGE	
City / State / 6.J. CO 81506		
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:	
Name PNCI CONSTRUCTION	Site Built Manufactured Home (UBC)	
	Manufactured Home (HUD) Other (please specify):	
Address <u>553 2512 rd</u>		
City / State / 6.J. CO 81505	NOTES:	
Telephone 970 242 - 3548		
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 $R-5$	Maximum coverage of lot by structures 60%	
SETBACKS: Front $20'/25'$ from property line (PL)	Permanent Foundation Required: YES NO	
Side 5'/3' from PL Rear 25'/5' from PL	Floodplain Certificate Required: YES NO	
Maximum Height of Structure(s)	Parking Requirement	
Voting District Driveway	Special Conditions	
ECCATION Approval(Engineer's Initia		
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		
Structure authorized by this application cannot be occupied u Occupancy has been issued, if applicable, by the Building De	· ·	
· · · · · · · · · · · · · · · · · · ·		

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).

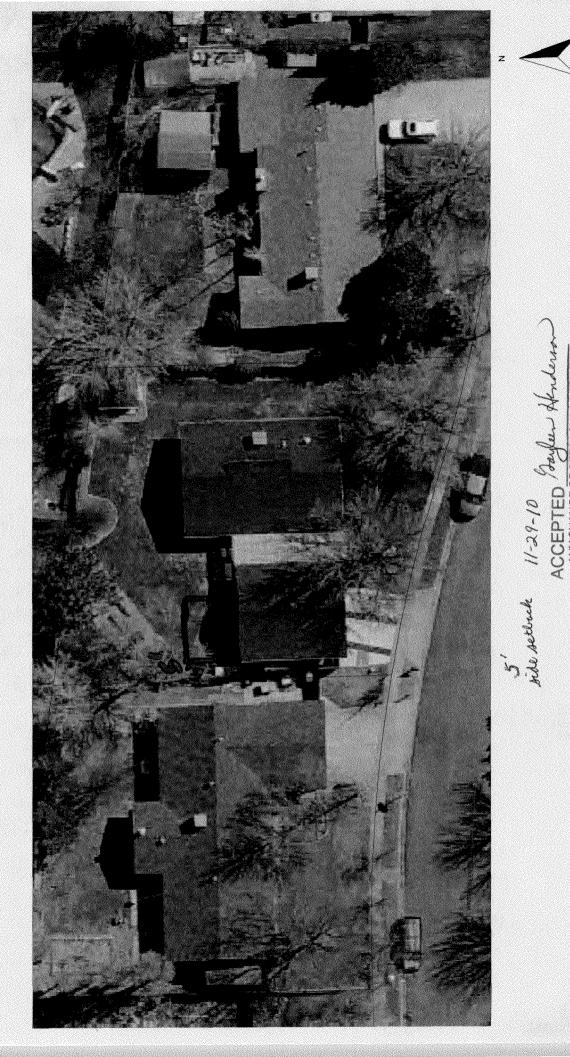
	Applicant Signature Clubol Cutot	Date 11-26-2010
	Planning Approval Bayleen Henderson	Date 11-29-2010
[Additional water and/or sewer tap fee(s) are required: YES	NO W/O NO. Sting
	Utility Accounting	Date (1-29-(0))
	VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2)	1 02 070(b) Grand Junction Municipal Code)

 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)



2420 Wintergreen Dr



http://mapguide.ci.grandjct.co.us/maps6/Zoning_Map1.mwf

APPROVED BY THE CITY PLANNING DIVISION IT IS THE APPLICANT'S RESPONSIBILITY TO

CUI-

PROPERLY LOCATE AND IDENTIFY

ASFMEN

ANY CHANGE OF SETBACKS MUST BE