

PCN-2010-454

# #10051-00 PLANNING CLEARANCE

BLDG PERMIT NO.

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

Building Address 2420 WINTERGREEN DR.  
 Parcel No. 2945-014-35-005  
 Subdivision Spring Valley - Pheasant Run  
 Filing 6 Block 13 Lot 5

No. of Existing Bldgs 2 No. Proposed 0  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 195  
 Sq. Ft. of Lot / Parcel 9,539  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface \_\_\_\_\_  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name TOM SWENSON  
 Address 2420 WINTERGREEN DR.  
 City / State / G.J. CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): TO GARAGE - STORAGE

**APPLICANT INFORMATION:**

Name PNCI CONSTRUCTION  
 Address 553 25 1/2 rd  
 City / State / G.J. CO 81505  
 Telephone 970 242-3548

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): 18' x 24' addition

**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 <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5'/3'</u> from PL Rear <u>25'/5'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>40'</u>	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 Christy Cutler Date 11-26-2010  
 Planning Approval Hayleen Henderson Date 11-29-2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>existing</u>
Utility Accounting <u>Dottel</u>	Date <u>11-29-10</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)

# City of Grand Junction GIS Zoning Map ©

2420 Wintergreen Dr



5'  
side setback

11-29-10

*Gaylen Anderson*

ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY CASEMENTS ON THE PLANS.

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