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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO.

Building Address 650 CLOVERGLAN Dr  
 Parcel No. 2943-052-84-001  
 Subdivision CLOVERGLAN SUB  
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 1 No. Proposed ADDITION  
 Sq. Ft. of Existing Bldgs 1219 Sq. Ft. Proposed 584  
 Sq. Ft. of Lot / Parcel 11701  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4400  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name SKELTON CONSTRUCTION INC.  
 Address P.O. Box 4247  
 City / State / Zip G.J. Co 81502

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
  - Interior Remodel
  - Addition
  - Other (please specify): Old house - remodeled - then added on to.
- \*TYPE OF HOME PROPOSED:
- Site Built
  - Manufactured Home (UBC)
  - Manufactured Home (HUD)
  - Other (please specify):

**APPLICANT INFORMATION:**

Name SKELTON CONSTRUCTION INC.  
 Address P.O. Box 4247  
 City / State / Zip G.J. Co 81502  
 Telephone 245-9008

NOTES: PD CGV for SW tap @ CGV

**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-5</u>	Maximum coverage of lot by structures <u>60</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO		
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions		
Voting District <u>D</u>	Driveway Location Approval <u>PD</u> <small>(Engineer's Initials)</small>		

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).

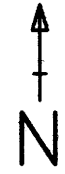
Applicant Signature [Signature] Date 12/12/07

Department Approval PD Paul Hornbeck Date 12/17/07

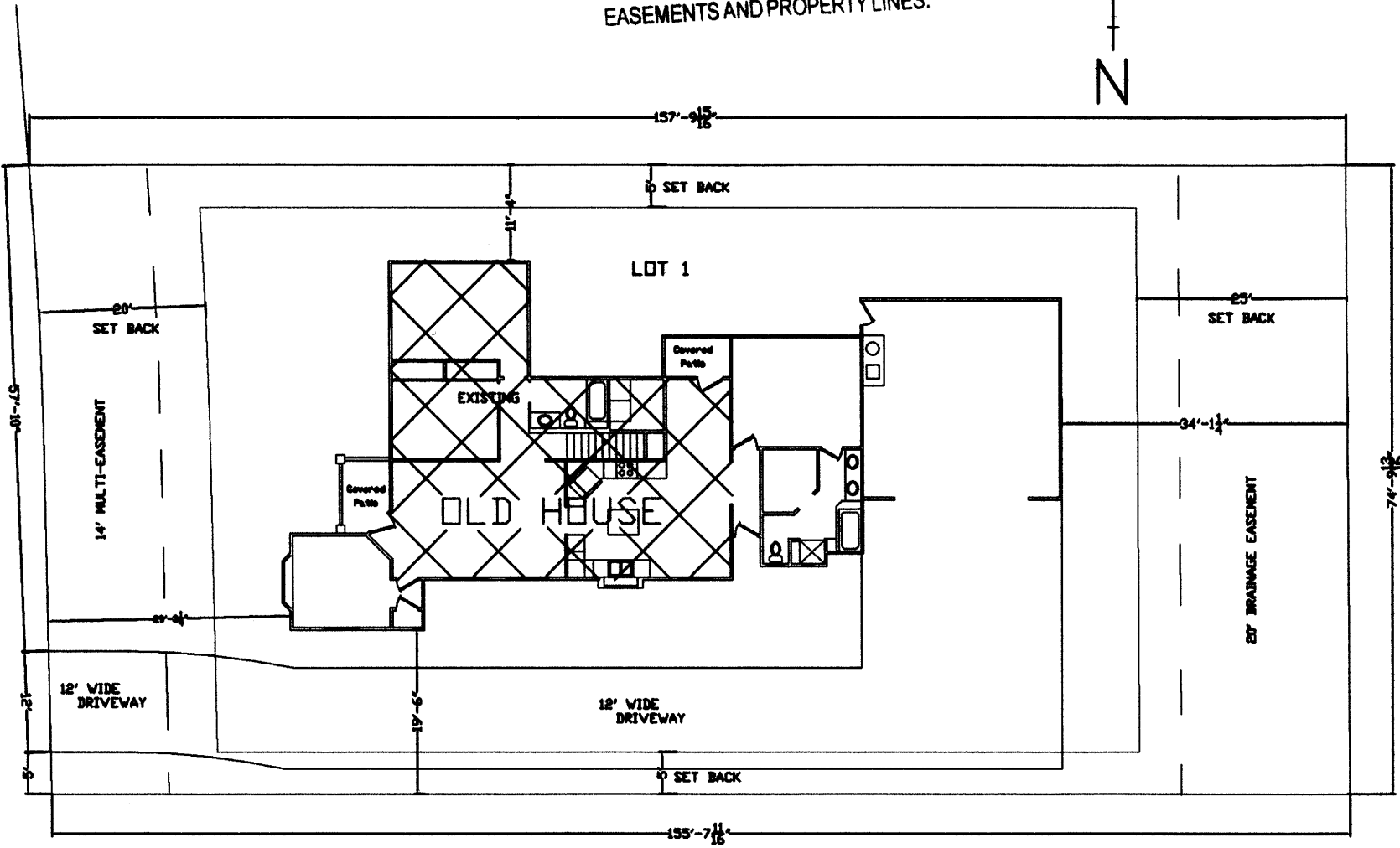
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>PD @ CGV</u>
Utility Accounting <u>[Signature]</u>	Date	<u>12/19/07</u>	

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)

ACCEPTED *Paul Hornbeck*  
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.



650 CLOVERGLEN DR



650 CLOVERGLEN

*Driveway OK*