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PLANNING CLEARANCE

BLDG PERMIT NO.

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

Building Address 651 Clover Glen DR
 Parcel No. 2943-052-85-001
 Subdivision Clover Glen Sub
 Filing _____ Block 2 Lot 1

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2614 Sq. Ft. Proposed 136
 Sq. Ft. of Lot / Parcel .179 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name VERA WARNER
 Address 651 Clover Glen DR
 City / State / CO 81504?

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SEW ROOM = ENCLOSE PORCH

APPLICANT INFORMATION:

Name 3-D Builders
 Address 1515 Chipeta
 City / State / CO 81501
 Telephone 970-250-3772

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: ENCLOSE PORCH / ELECTRIC HEAT / ELECTRIC TO CODE / R-38 ROOF INSULATION

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</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>7</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____		
Voting District _____ Driveway Location Approval _____	Special Conditions <u>PAID JUN 03 2010</u>		
(Engineer's Initials)	<u>PR</u>		

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.

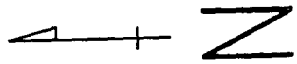
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/2/10
 Planning Approval [Signature] Date 6/3/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No.
Utility Accounting <u>[Signature]</u> Date <u>6/3/10</u>

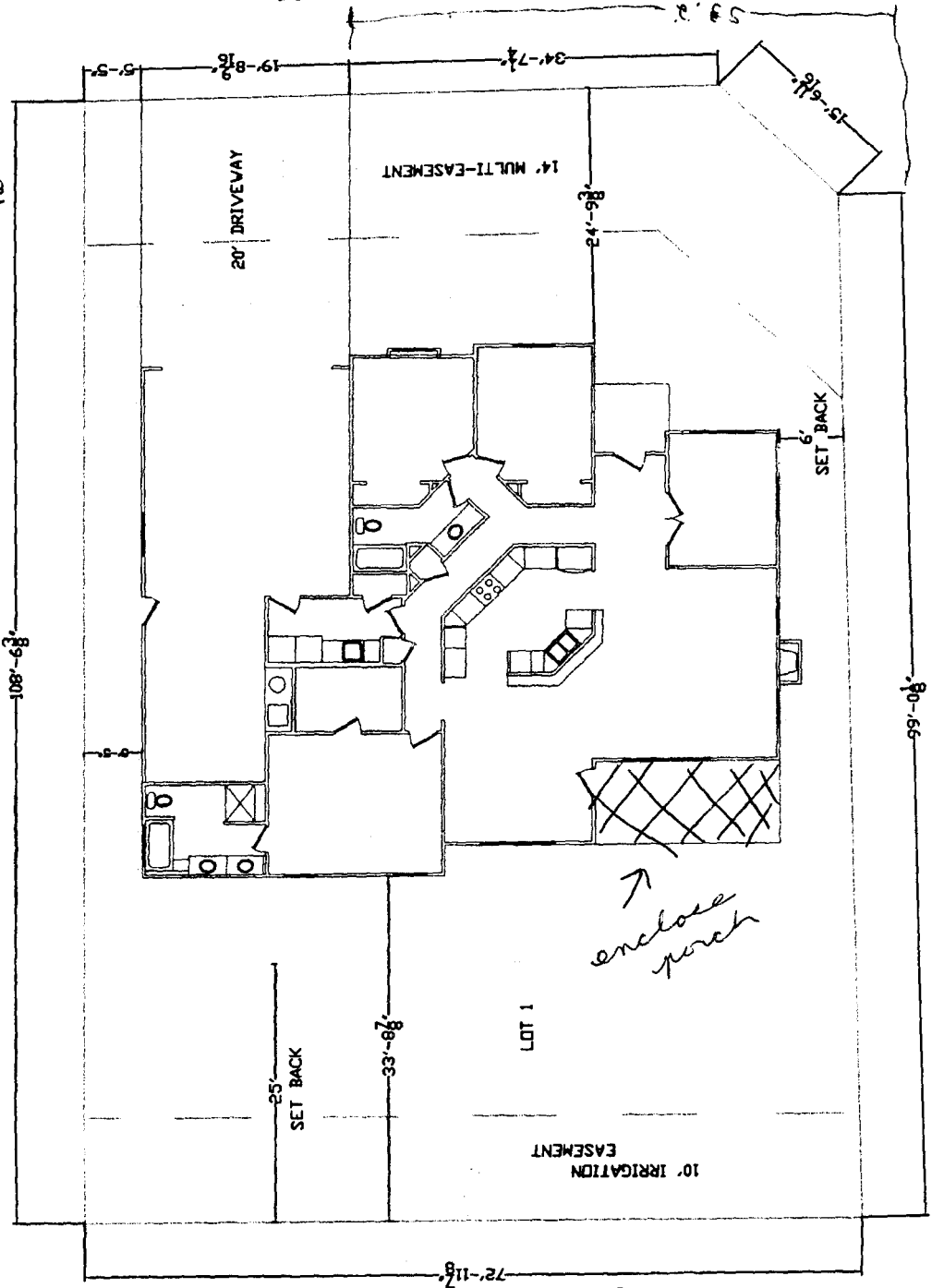
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Attaching 2/14



651 CLOVERGLEN DR

20' DRIVEWAY
10' 11 1/2"
11 1/2"



ACCEPTED
 BY CHANGE OF SETBACKS MUST
 BE REVIEWED BY THE PLANNING DEPT.
 TO VERIFY ALL SETBACKS ARE MET

enclose porch

651 Clover Glen Drive

HOA

**SKELTON
CONSTRUCTION
N
C.**

DOUG SKELTON
ROBERT RAS
Phone 970-245-9008
Fax 970-245-2800

PO BOX 4247
GRAND JUNCTION, CO 81502

April 28, 2010

Verl and Debbie Warner
651 Cloverglenn Drive
Grand Junction, CO 81504

RE: Sun Room

The design to enclose your back covered porch and turn the space into a sun room, has been approved pending the color selection of the aluminum window framing.

The color should be neutral and could either match the existing window color or the stucco color. Another color choice could be brown or bronze, but definitely NOT white.

Let me know what you decide.

Respectfully,


Doug Skelton