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

PH

BLDG PERMIT NO.	114735-8584
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Building Address 544 Glen  
 Parcel No. 2943-073-01-070  
 Subdivision Cottonwood Meadows  
 Filing \_\_\_\_\_ Block 3 Lot 7

No. of Existing Bldgs 0 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1744 1624  
 Sq. Ft. of Lot / Parcel 4400  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2980 (67.7%)  
 Height of Proposed Structure Single Story

**OWNER INFORMATION:**

Name Hackney's Construction  
 Address 2845 N. Ave #16  
 City / State / Zip Grand Jct., CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Storage shed 10x12  
120 sq ft

**APPLICANT INFORMATION:**

Name Donald Hackney  
 Address 585 25 1/2 rd #201  
 City / State / Zip Grand Jct., CO 81505  
 Telephone 970 241 9016

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

NOTES: New home & Shed

**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>PD</u>	Maximum coverage of lot by structures <u>70'</u>
SETBACKS: Front <u>14</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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).

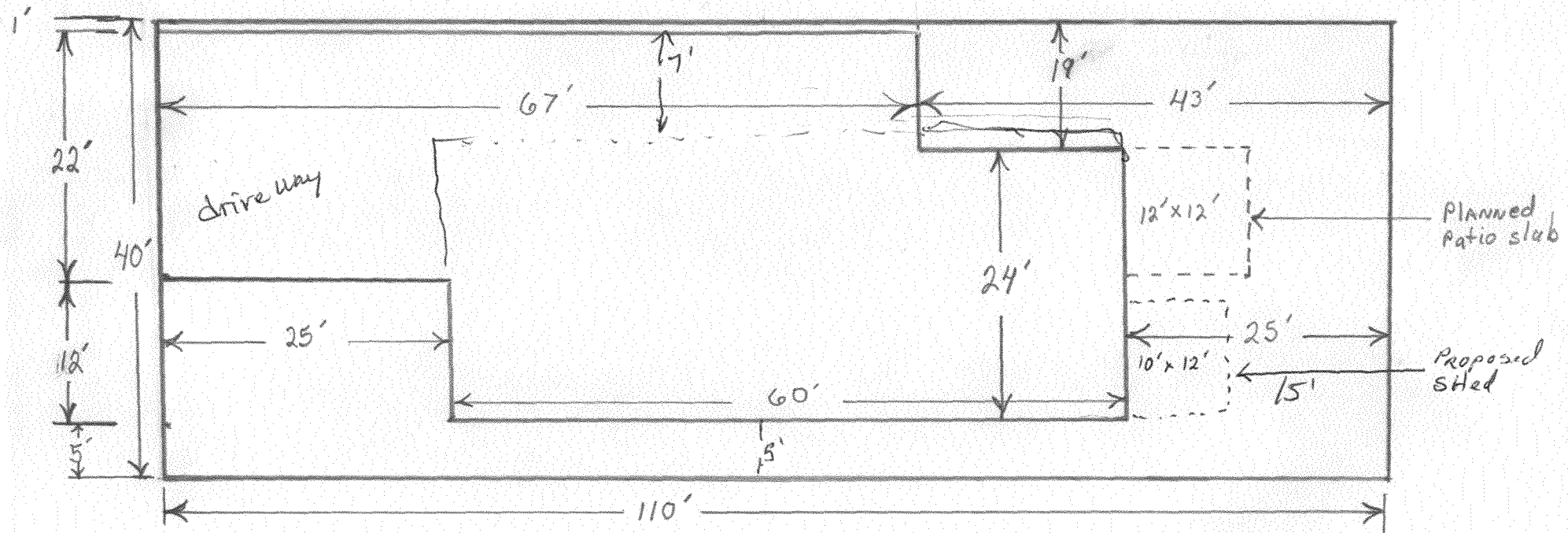
Applicant Signature Donald Hackney Date 8-14-2007  
 Department Approval Wendy Spurr Date 8/14/07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>no change</u>
Utility Accounting _____	Date <u>8-14-07</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)

Building Address 544 Glen  
 Parcel No. 2943-073-01-070  
 Subdivision Cottonwood Meadows  
 Filing Block 3 Lot 7  
OWNER INFORMATION  
 Name Hackney's Construction + Interior Trim Inc.  
 Address 2845 N. Ave #16  
 City/State/Zip Grand Junction, CO. 81505

No of Existing Bldgs 0 Proposed 2  
 Sq Ft of Existing Bldgs 0 Sq Ft Prop 1744  
 Sq Ft of Lot / Parcel 4400  
 Sq Ft of Lot covered by Structures and  
 Impervious Surface (Proposed) 2980 (67.7%)  
 Height of Structure Single Story



Manufactured Home 56'7" x 28'

ACCEPTED Wendy Spore 8/14/07  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.