

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 7

4910-

Building Address 1450 Bunting Ave  
 Parcel No. 2945-123-00-047  
 Subdivision Grandview Sub  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 2  
 home 1038  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed add 120 sq. ft.  
 Sq. Ft. of Lot / Parcel 10,018  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) DRIVEWAY 2156  
 Height of Proposed Structure 10ft.

**OWNER INFORMATION:**

Name Ian McGill  
 Address 1450 Bunting Ave  
 City / State / Zip Grand Junction / CO / 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): greenhouse kit

**APPLICANT INFORMATION:**

Name Ian McGill  
 Address 1450 Bunting Ave.  
 City / State / Zip Grand Junction / CO / 81501  
 Telephone (970) 256-7064

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: new water / sewer

**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-16 Maximum coverage of lot by structures 75%

SETBACKS: Front 20' 25" from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side 5' 3" from PL Rear 10' 5" from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X

Maximum Height of Structure(s) 40' Parking Requirement \_\_\_\_\_

Voting District \_\_\_\_\_ Special Conditions \_\_\_\_\_

Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

**PAYED**  
 FEB 23 2009  
**RB**

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).

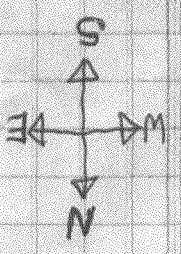
Applicant Signature Ian McGill Date 2-22-2009

Planning Approval Pat Dunlap Date 2/23/09

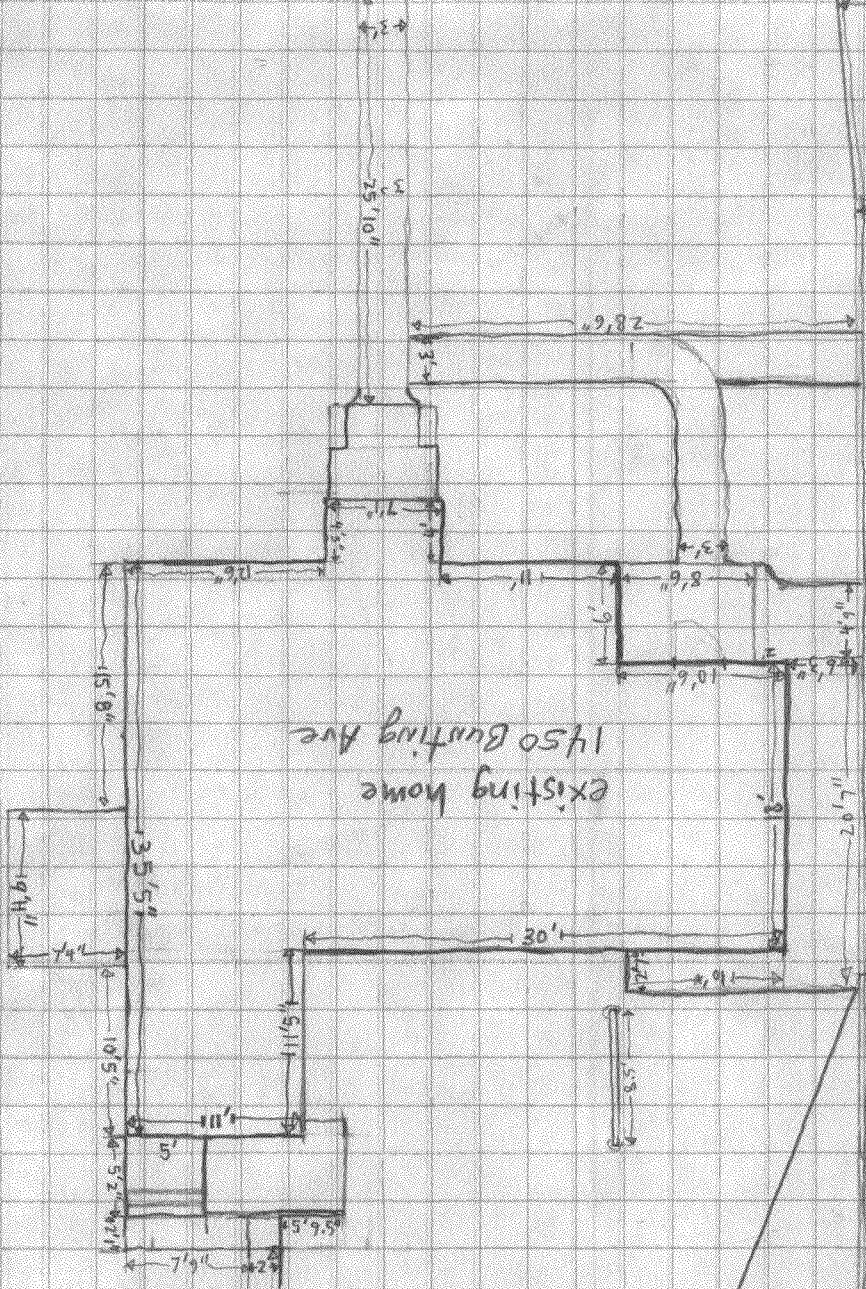
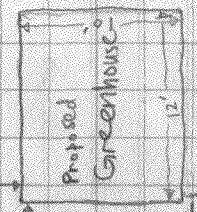
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting over Date 2/23/09

2-22-2009  
Fence  
Sidewalk



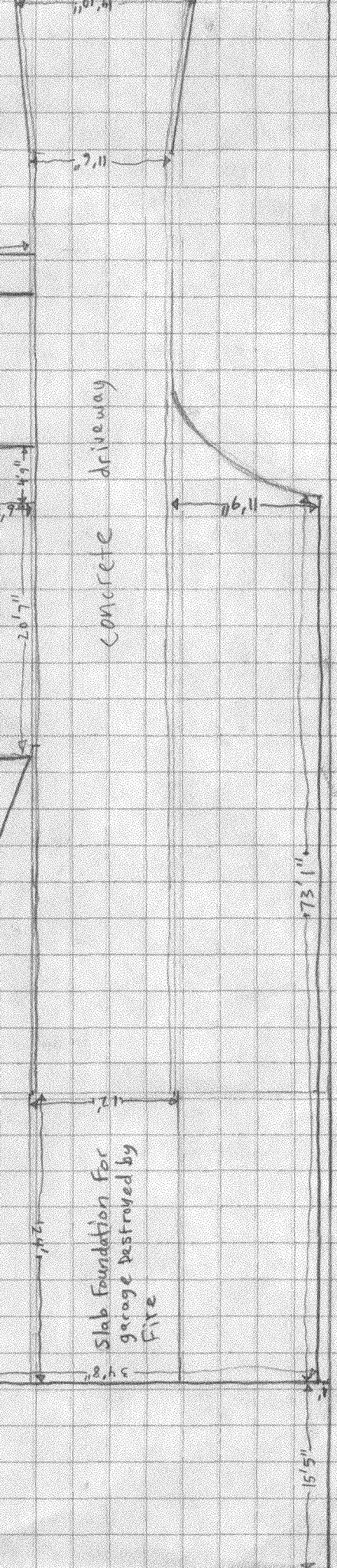
Drawn by: Ian McCall - Home owner  
Scale 1" = 12'



ACCEPTED *Pat Denker 2/23/09*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY ESCALATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

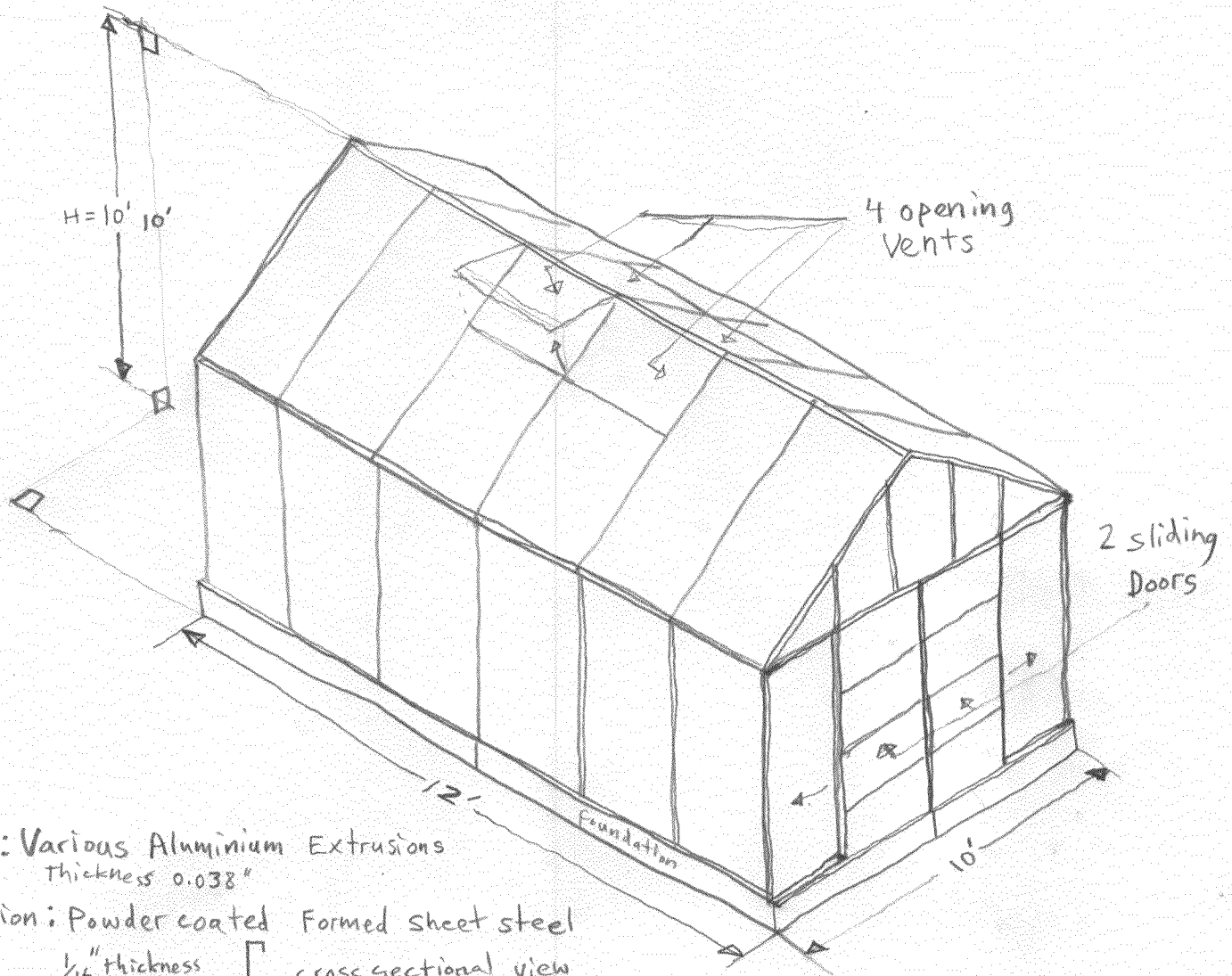
Slab foundation for garage destroyed by fire

concrete driveway



One stop® Gardens model 93358  
10'x12' Greenhouse with Four Vents

Drawing by Ian McGill  
Homeowner 2-22-2009



Frame: Various Aluminium Extrusions  
Thickness 0.038"

Foundation: Powder coated Formed sheet steel  
 $\frac{1}{16}$ " thickness [ cross sectional view  
buried in soil

Sheating: Double Walled Translucent Polycarbonate sheet

0.165" thickness  cross section (actual size)

Total weight: Approximately 200 lbs