

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Ref# 4910-0

Building Address 1450 Bunting Ave
 Parcel No. 2945-123-00-047
 Subdivision Grand View Subdivision
 Filing _____ Block _____ Lot 7

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1038 Sq. Ft. Proposed 864
 Sq. Ft. of Lot / Parcel 10,018 sq. FT.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1902
 Height of Proposed Structure 15'-8"

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): _____

APPLICANT INFORMATION:

Name Mor Storage
 Address 3010 I-70 Business Loop
 City / State / Zip Grand Junction CO 81504
 Telephone (970) 254-0460

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: 24' x 36' Detached garage

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 _____
 Side 5'/3' from PL Rear 10'/5' from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 40' 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 Jamesa [Signature] Date 5-04-09

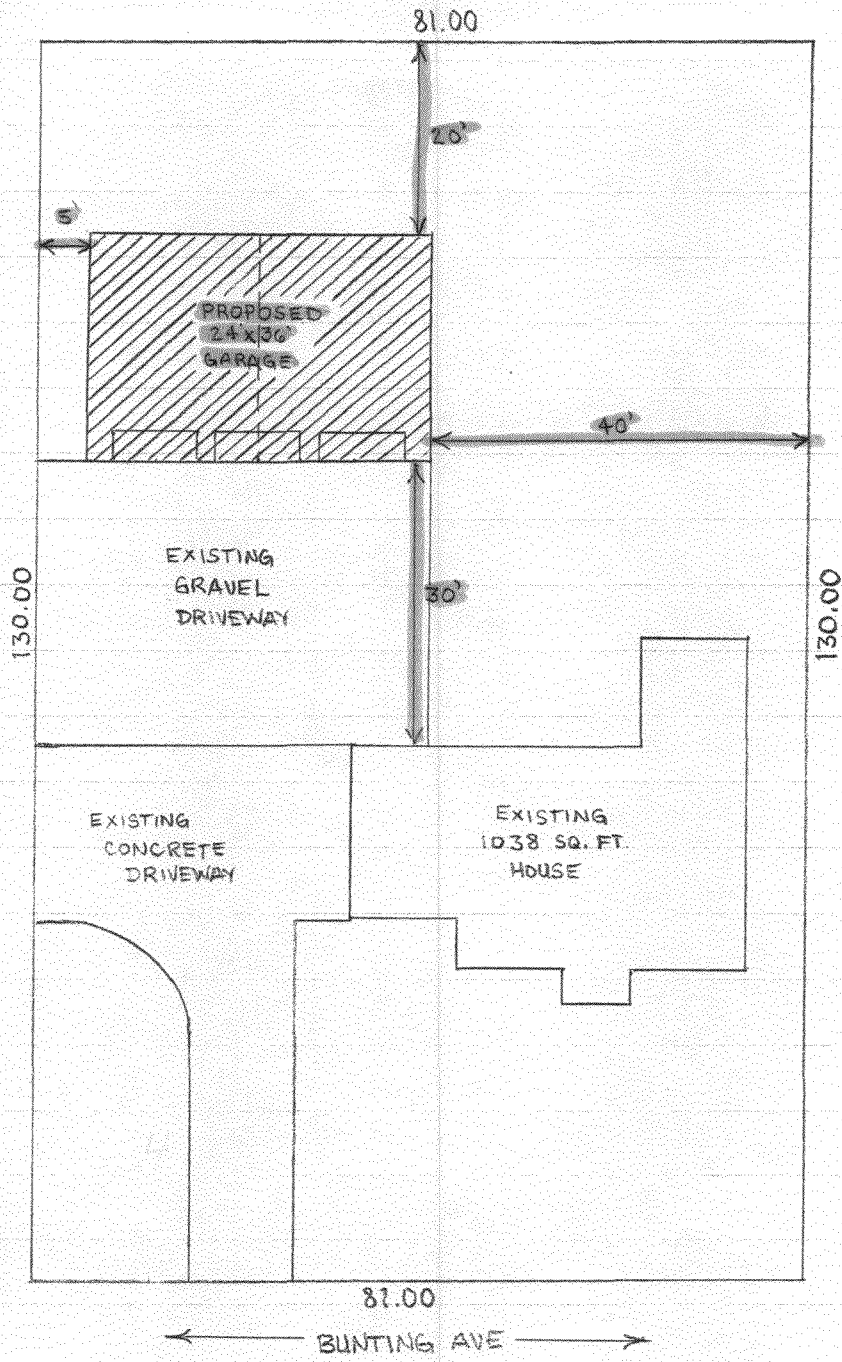
Planning Approval Daylen Henderson Date 5-5-09

Additional water and/or sewer tap fees(s) are required: YES NO W/O No. No change

Utility Accounting _____ Date 5-5-09

IAN MCGILL
1450 BUNTING AVE
GRAND JCT. CO 81501

LOT 7 GRAND VIEW SUB.
.23 ACRES



PLOT PLAN
SCALE: 1"=20'

5-5-09
ACCEPTED *Gayle Henderson*
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.