Planning \$	Drain \$		
TCP \$	School Impact \$	FILE # MSP - 2007-37	
PLANNING CLEARANCE			
(site plan review, multi-family development, non-residential development) Grand Junction Community Development Department			
114430- 3 Control section to be completed by applicant			
BUILDING ADDRESS 567		TAX SCHEDULE NO. 2945-102 - 2004	
SUBDIVISION		SQ. FT. OF EXISTING BLDG(S) DUR Condo is 2,088 st	
FILING BLK	LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS	
OWNER <u>High Noon S</u> Address <u>569 S.</u> CITY/STATE/ZIP GRANG	Solar + Renewable Produ Westgate DR.#4 Junction Co 815	NO. OF BLDGS ON PARCEL: BEFORE AFTER	
APPLICANT High Norn	Solar + Reneuable fi Westgate Dr.#4	USE OF ALL EXISTING BLDG(S) <u>Solar Sales + instal</u> educts DESCRIPTION OF WORK & INTENDED USE: <u>Set</u>	
		S 500 gallon biodiesel tank for	
TELEPHONE 970 - 24	1-0209	OUR installers trucks to use tal Standards for Improvements and Development) document.	
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u> </u>		LANDSCAPING/SCREENING REQUIRED: YES NO X	
SETBACKS: FRONT: 15 from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL		PARKING REQUIREMENT:	
		SPECIAL CONDITIONS:	
MAX. HEIGHT 40			
MAX. COVERAGE OF LOT BY	STRUCTURES <u>A</u>		
Modifications to this Planning Cle authorized by this application car by the Building Department (Sec prior to issuance of a Planning C Certificate of Occupancy. Any replacement of any vegetation m Code.	earance must be approved, in writi not be occupied until a final inspec tion 307, Uniform Building Code). Clearance. All other required site landscaping required by this per naterials that die or are in an unhea	ng, by the Community Development Department Director. The structure tion has been completed and a Certificate of Occupancy has been issued Required improvements in the public right-of-way must be guaranteed improvements must be completed or guaranteed prior to issuance of a mit shall be maintained in an acceptable and healthy condition. The Ithy condition is required by the Grand Junction Zoning and Development	
Four (4) sets of final construction stamped set must be available of	drawings must be submitted and s on the job site at all times.	tamped by City Engineering prior to issuing the Planning Clearance. One	

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's Signature	Date 12/7/07
Department Approval Paul Homesch	Date
Additional water and/or sewer tap fee(s) are required:	my soul Fonte
Utility Accounting Dotte Tower	Date 123/08

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(Pink: Building Department)

Vacant lot owned by + used for parking By High Noon Solar. 95 Cement pad 569 S. Westgate DR. #4 Biodiesel Jank High Noon Solar SHARED PARKING 10's 40' 20' DRI VEWAY 569 5 Westgate 5695. 569 S. Westgate #1 #3 Westpate #2 Yaul Hormlack ACCEPTED 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. Ř N PARKING