

Planning \$ <u>PD</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>-</u>	

Bldg Permit No. <u>PLN-2007-032</u>
File # <u>w/ office file - (previous)</u>

#8463-0

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2774 Landing View Lane
 SUBDIVISION Airport
 FILING - BLK - LOT -

TAX SCHEDULE NO. 2705-313-00-941
 SQ. FT. OF EXISTING BLDG(S) -
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS -

OWNER BLM
 ADDRESS 2774 Land View Lane
 CITY/STATE/ZIP GJ 81506

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER -
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT Same
 ADDRESS _____
 CITY/STATE/ZIP _____
 TELEPHONE _____

USE OF ALL EXISTING BLDG(S) BLM office - air center

DESCRIPTION OF WORK & INTENDED USE: 50' x 60' area for 3 solar panel setups approx. ht. 12' maximum - south of office bldg

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PAD</u>	LANDSCAPING/SCREENING REQUIRED: ^(EXISTING) YES <u>-</u> NO <u>X</u>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: <u>NO CHANGE</u>
MAX. HEIGHT _____	FLOODPLAIN CERTIFICATE REQUIRED: YES <u>-</u> NO <u>X</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>FAA 7460 permit for Airport. -</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 Ronnie Edwards Date 3/6/09
 Planning Approval _____ Date 3/6/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting			Date <u>3/6/09</u>

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)