

PCN-2010-455

|               |
|---------------|
| TCP \$        |
| Drainage \$   |
| SIF \$        |
| Inspection \$ |

#409401  
**PLANNING CLEARANCE**

(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

|                         |
|-------------------------|
| Planning \$ <u>5.00</u> |
| Bldg Permit #           |
| File #                  |

Building Address 1401 N 1st St  
 Parcel No. 2945-104-13-031  
 Subdivision Monument Heights  
 Filing \_\_\_\_\_ Block 1 Lot 6+7

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Joe Elliot  
 Address 1401 N 1st St  
 City / State / Zip Grand Junction

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Solar Array Flush Mount

**APPLICANT INFORMATION:**

Name High Noon Solar  
 Address 569 S. Westgate Dr #4  
 City / State / Zip Grand Junction CO 81505  
 Telephone 970 241 0209

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 62,000.00  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) \_\_\_\_\_ Floodplain Certificate Required: YES \_\_\_\_\_ NO ✓

Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_ Special Conditions: - Solar panels on roof -  
Approved per plan  
 (Engineer's Initials)

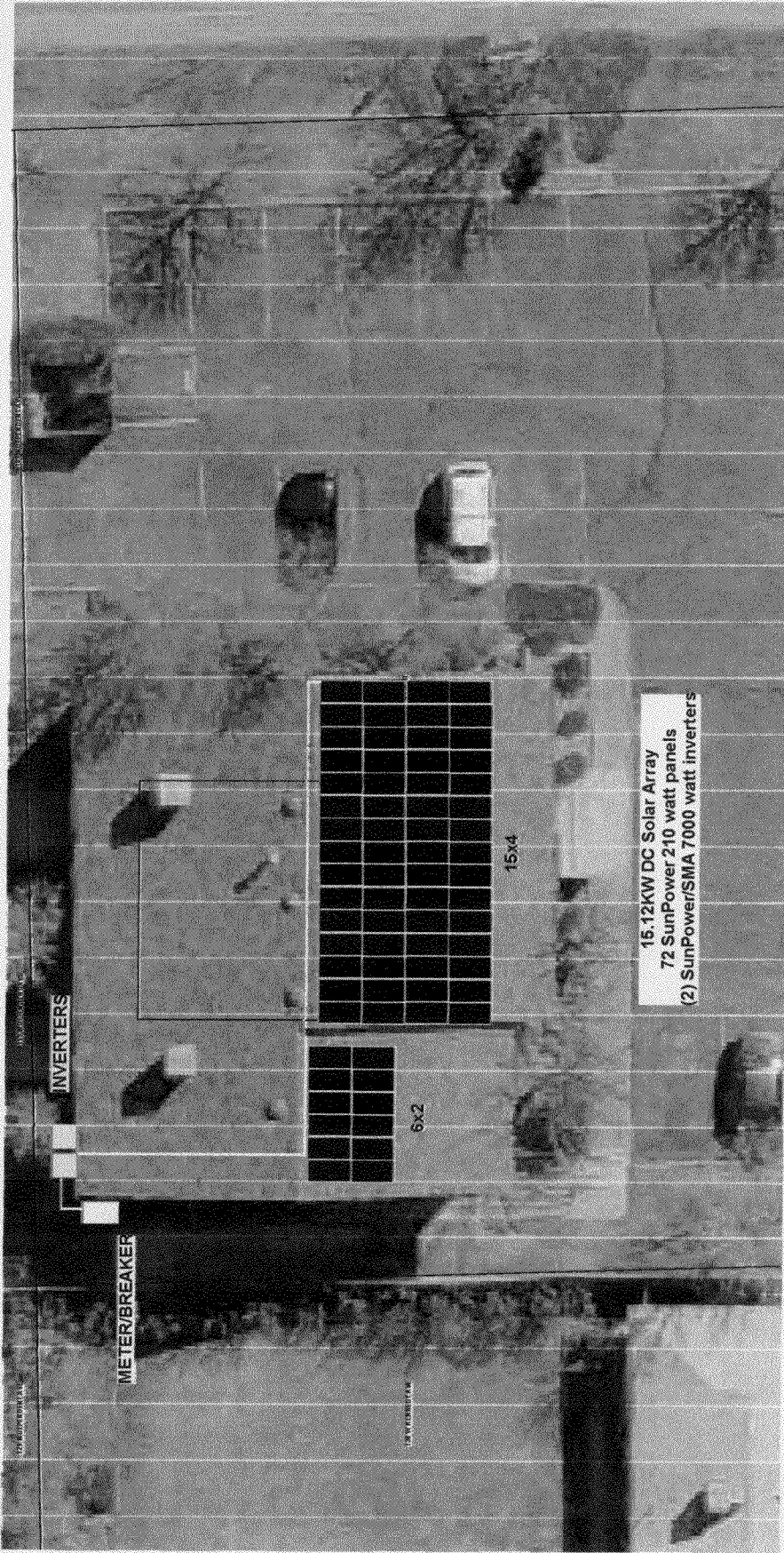
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 [Signature] Date 11/29/2010  
 Planning Approval [Signature] Date 11-29-2010

|  |                      |             |                      |
|--|----------------------|-------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                  | NO <u>✓</u> | W/O No. <u>Solar</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>11-29-10</u> |             |                      |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



11-29-10

*Jaylen Hill*

**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 UTILITY LINES





1401 N 1st St  
Joe Elliot

11-29-10

ACCEPTED Daylene Henderson  
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IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES