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

BLDG PERMIT NO. _____

*Revised Plan 3/31/10
PD*

Building Address 491 Escondido Cir
 Parcel No. 2947-233-25-007
 Subdivision Desert Hills
 Filing _____ Block 2 Lot 7

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 4940 Sq. Ft. Proposed 812.5
 Sq. Ft. of Lot / Parcel 70,697.88
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5,752.50 .0870
 Height of Proposed Structure 6'

OWNER INFORMATION:

Name James Grant
 Address 491 Escondido Ct
 City / State / Zip Grand Jct CO 81507

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Solar array
65' x 12.5' x 42'

APPLICANT INFORMATION:

Name High Noon Solar
 Address 569 S Westgate Dr.
 City / State / Zip Grand Jct CO 81505
 Telephone 970-241-0210

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures <u>25%</u>		
SETBACKS: Front <u>50</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>		
Side <u>30</u> from PL Rear <u>80</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>32</u>	Parking Requirement _____		
Voting District _____	Special Conditions _____		
Driveway _____	Location Approval _____		
	(Engineer's Initials)		

PAID

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 Christella Lano Date 1/26/2010
 Planning Approval Pat Dunlap Date 1/26/10 3/31/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>J. Bensey</u>	Date <u>1/26/10</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)



Jim Grant
 491 Escondido Circle
 Grand Junction, CO 81507

Structure size:
 Maximum height= 6'
 Maximum length= 65'
 Maximum width= 12.5'

High Noon Solar
 970-241-0209

VOID

ACCEPTED *Pat Denby 1/26/10*
 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.