

8314-0

TCP\$
Drainage \$
SIF\$
Inspection \$

Planning \$ 10.00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2583 MUSIC LN
 Parcel No. 2945 034 02 001
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel .880 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4000 sqft

OWNER INFORMATION:

Name STEVE MEYER
 Address 2583 MUSIC LN
 City / State / Zip GRAND JCT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: POLT MOUNTED SOLAR SYSTEM

* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name SCOTT WECS Highnoon Solar
 Address 569 S WESTGATE DR #4
 City / State / Zip GRAND JCT CO 81505
 Telephone 970 - 234 - 1498

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 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 R-1 Maximum coverage of lot by structures 20%
 SETBACKS: Front 20' from property line (PL) Landscaping/Screening Required: YES _____ NO
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Floodplain Certificate Required: YES _____ NO
 Voting District _____ Ingress / Egress 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.

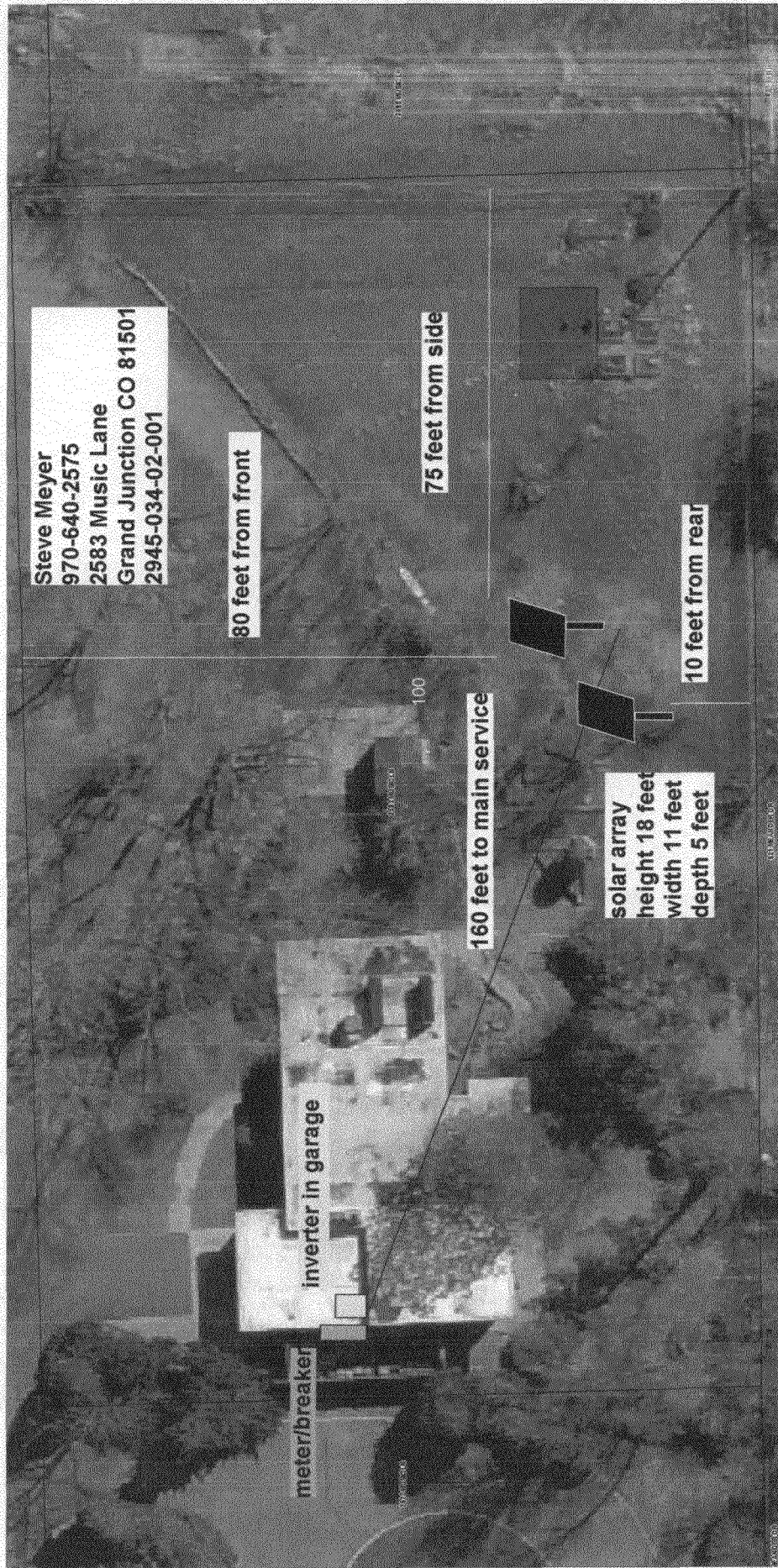
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 4 Aug 2010
 Planning Approval Daylen Anderson Date 4 Aug - 2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Solar System only</u>
Utility Accounting	Date <u>8/3/10</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)

NO SWAP WITH CHURCH



Steve Meyer
970-640-2575
2583 Music Lane
Grand Junction CO 81501
2945-034-02-001

80 feet from front

75 feet from side

10 feet from rear

160 feet to main service

solar array
height 18 feet
width 11 feet
depth 5 feet

meter/breaker

inverter in garage

8-4-10

Gaylen Anderson

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