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|----------------------|---------------------------|
| Planning \$ <u>0</u> | Drainage \$ <u>0</u> |
| TCP \$ <u>0</u> | School Impact \$ <u>0</u> |

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|------------------------------|
| BLDG PERMIT NO. <u>72419</u> |
| FILE # <u>SPR-1999-234</u> |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Parcel 6
621 23 PL
PSC

621 1/2 23 PL

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 22 3/4 Rd. + River Rd.

TAX SCHEDULE NO. 2945-064-00-031

SUBDIVISION Orchard Grove

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT 6

SQ. FT. OF EXISTING BLDG(S) _____

OWNER John Schmahl

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 2301 River Road

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

TELEPHONE 242-8046

USE OF ALL EXISTING BLDGS _____

APPLICANT NTCH, CO Inc.

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 1600 Ute Ave. Ste. 10

Construction of a Tower

TELEPHONE 256-7600

for Telecommunications: 150' Tall

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or
25' from center of ROW, whichever is greater

PARKING REQUIREMENT: no

SIDE: 0' from PL REAR: 0' from PL

SPECIAL CONDITIONS: landscaping to be installed

MAXIMUM HEIGHT ~~85'~~ 150'

as approved on site plan; fence permit require

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 9 TRAFFIC ZONE 8 ANNX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 [Signature]

Date 12-7-99

Department Approval [Signature]

Date 12-7-99

| | |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | W/O No. <u>Tower</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>12/7/99</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Gold: Utility Association)