

72356

Planning \$ <input checked="" type="checkbox"/>	Drainage \$ 159 ⁰⁰ <i>see file</i>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>

BLDG PERMIT NO. 2945-102-13-013
FILE # SPR-1999-233

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 587 N. COMMERCIAL DR. TAX SCHEDULE NO. 2945-102-13-013

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

FILING _____ BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) _____

OWNER ED HOKANSON NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 587 N. COMMERCIAL DR. NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

TELEPHONE 970-243-2677 USE OF ALL EXISTING BLDGS N/A

APPLICANT NTCH CO INC. DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 1600 UTE AVE. STE 10 CONSTRUCTION OF NEW 150'

TELEPHONE 970-256-7600 MONOPOLE FOR TELECOMMUNICATION.

✓ 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 C-2 LANDSCAPING/SCREENING REQUIRED: YES NO _____

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

PARKING REQUIREMENT: No

SPECIAL CONDITIONS: Landscaping required as approved on site plan.

MAXIMUM HEIGHT 150'

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

CENSUS TRACT 4 TRAFFIC ZONE 10 ANNEX _____

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 11-4-99

Department Approval [Signature] Date 11-4-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	Existing acct W/O No. <u>46838-27676</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/4/99</u>

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