

Planning \$ 10 n/c	Drainage \$ n/c
TCP \$ n/c	School Impact \$ n/c

BLDG PERMIT NO. 72000 72000
FILE # SPR-1999-188

PLANNING CLEARANCE

13-1022 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1600 Ute Ave
 SUBDIVISION City
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-133-00-011
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION app. 200
 SQ. FT. OF EXISTING BLDG(S) _____

OWNER Craig Sheller
 ADDRESS 1600 Ute Ave.
 TELEPHONE 970-257-3722

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS 1

APPLICANT NTCH Colorado Inc.
 ADDRESS 1600 Ute Ave, Suite 100
 TELEPHONE 970-256-9360

DESCRIPTION OF WORK & INTENDED USE: The construction of an unmanned telecommunications site: Monopole, radio equipment.

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
 BACKS: FRONT: 55' from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 0' from PL REAR: 0' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: Landscaping / fencing required as approved
 CENSUS TRACT 7 TRAFFIC ZONE 41 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]
 Department Approval Patricia Parit

Date 7/28/99
 Date 9-13-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
City Accounting <u>Marshall Gels</u>			Date <u>9/13/99</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) (Goldenrod: Utility Accounting)