

Planning \$ <input checked="" type="checkbox"/>	Drainage \$ <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	School Impact \$ <input checked="" type="checkbox"/>

BLDG PERMIT NO. <u>76416</u>
FILE # <u>MSP-2000-195</u>

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 2768 CROSSROADS CT TAX SCHEDULE NO. 2701-361-27-007
SUBDIVISION CROSSROADS COLORADO WEST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240'
FILING _____ BLK 7 LOT 1 SQ. FT. OF EXISTING BLDG(S) 336
OWNER Verizon Wireless NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
ADDRESS 3350 161ST AVE. SE. MS-223 CONSTRUCTION
TELEPHONE 303-721-3570 LARRY DANK NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
APPLICANT Mountain Wireless Cont. USE OF ALL EXISTING BLDGS Telecommunications
ADDRESS 948 SALIDA WAY AORDA CO. 80011 DESCRIPTION OF WORK & INTENDED USE: _____
TELEPHONE 303-343-6544 Telecommunication Site & Antennas
for Verizon Wireless
* 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-1 LANDSCAPING/SCREENING REQUIRED: YES _____ NO
SETBACKS: FRONT: 15' from Property Line (PL) or _____
from center of ROW, whichever is greater
SIDE: 0' from PL REAR: 10' from PL PARKING REQUIREMENT: N/A
MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: As per approved plans
on existing Tower / site
MAXIMUM COVERAGE OF LOT BY STRUCTURES 1 FAR CENSUS TRACT 10 TRAFFIC ZONE 1b 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 9/19/00
Department Approval [Signature] Date 10-17-00

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>
Utility Accounting	<u>Chanelle Cole</u>		Date <u>10/18/00</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)