

Planning \$ \emptyset	Drainage \$ 313.82
TCP \$ \emptyset	School Impact \$ \emptyset

BLDG PERMIT NO. 73497
FILE # SPR-1999-286

PLANNING CLEARANCE

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

PK

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>380 S. CAMP RD.</u>	TAX SCHEDULE NO. <u>2,945 . 192 . 00 . 944</u>
SUBDIVISION <u>— VTE WATER DISTRICT</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2,250</u>
FILING <u>—</u> BLK <u>—</u> LOT <u>—</u>	SQ. FT. OF EXISTING BLDG(S) <u>0 - N/A</u>
OWNER <u>UTE WATER TANKS COMPANY</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>560 25 ROAD G.J. 81502</u>	CONSTRUCTION
TELEPHONE <u>970.242.7491</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>N/A</u> AFTER <u>N/A</u>
APPLICANT <u>NTCH. CHUCK FERRIS / ^{CRUIS} _{HOFF}</u>	USE OF ALL EXISTING BLDGS <u>TO HOLD WATER</u>
ADDRESS <u>1600 VTE AVE. SUITE 10</u>	DESCRIPTION OF WORK & INTENDED USE: <u>CONSTRUCTION</u>
TELEPHONE <u>602.363.1412</u>	<u>OF TELECOMMUNICATION TOWER & RAD</u>
<i>✓</i> Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.	<u>EQUIPMENT TO PROVIDE WIRELESS SERVICE</u>

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PR-4</u>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>none</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>See Approval Letter attached</u>
MAXIMUM HEIGHT <u>58' Tower</u>	
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>—</u>	CENSUS TRACT <u>1401</u> TRAFFIC ZONE <u>96</u> 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 <u><i>Chuck Ferris</i></u>	Date <u>12/8/99</u>
Department Approval <u><i>Bates PK</i></u>	Date <u>1-7-2000</u>

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>TOWER NO Bldg NO OCCUPANCY</u>
Utility Accounting <u>Marshall G Cole</u>	Date <u>1/10/00</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)