

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

BLDG PERMIT NO. <u>77346</u>
FILE # <u>MSF-2000-194</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 621 23 Rd ~~2234 River Rd~~ TAX SCHEDULE NO. 2945-064-00-031

SUBDIVISION ORCHARD GROVE SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240'

FILING _____ BLK _____ LOT b SQ. FT. OF EXISTING BLDG(S) 600' 240'

OWNER Verizon Wireless NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 3350 161ST AVE SE. MS. 223 CONSTRUCTION

TELEPHONE (303) 721-3570 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3

APPLICANT Mountain Wireless Contractors USE OF ALL EXISTING BLDGS Telecommunications

ADDRESS 948 SALIDA WAY AURORA COLORADO DESCRIPTION OF WORK & INTENDED USE: _____

TELEPHONE 303-343-6544 Telecommunication shed and antennas

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 CSR LANDSCAPING/SCREENING REQUIRED: YES _____ NO X

SETBACKS: FRONT: 15' from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: 5' from PL REAR: 10' from PL PARKING REQUIREMENT: X

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: As per approved plans

MAXIMUM COVERAGE OF LOT BY STRUCTURES 2 FAR CENSUS TRACT 9 TRAFFIC ZONE 8 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 Samuel W. Rapone Date 9-19-00

Department Approval Pete Pohl Date 10-17-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>CM Case</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)