

Planning \$ <u> </u>	Drainag <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>81178</u>
FILE # <u>MSP-2001-173</u>

PLANNING CLEARANCE

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

AL

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 585 589 N. Commercial Drive

SUBDIVISION West Gate Park

FILING N/A BLK 2 LOT 12

OWNER Ed Hokansom

ADDRESS PO Box 2041 Grand Junction, CO 81502

TELEPHONE (970) 243-2677

APPLICANT Chris Stryker

ADDRESS PO Box 3651 Montrose, CO 81402

TELEPHONE (970) 209-7483

TAX SCHEDULE NO. 2945-102-13-013

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 347 sq. ft.

SQ. FT. OF EXISTING BLDG(S)

NO. OF DWELLING UNITS: BEFORE AFTER
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE AFTER
CONSTRUCTION

USE OF ALL EXISTING BLDGS

DESCRIPTION OF WORK & INTENDED USE: Collocate
AT&T equipment on approved American Tower.

✓ 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

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

SIDE: Per site plan from PL REAR: from PL

MAXIMUM HEIGHT

MAXIMUM COVERAGE OF LOT BY STRUCTURES

LANDSCAPING/SCREENING REQUIRED: YES NO

PARKING REQUIREMENT:

SPECIAL CONDITIONS: Must bring landscaping
up to code per plan approved in
file SPR-1999-233

CENSUS TRACT 10 TRAFFIC ZONE 4 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 *Chris Stryker*

Department Approval *Santa J. Costello*

Date 8/16/01

Date 9/6/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting	<u>Kate Hays</u>		Date <u>9/7/01</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)