

Planning \$ ϕ	Drainage \$ ϕ
TCP \$ ϕ	School Impact \$ ϕ

BLDG PERMIT NO. <u>79615</u>
FILE # <u>ANX-2001-033</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 2982 GUNNISON AVE. TAX SCHEDULE NO. 2943-171-07-010

SUBDIVISION Banner Industrial Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION n/a

FILING _____ BLK _____ LOT 10 SQ. FT. OF EXISTING BLDG(S) n/a

OWNER JAMES M. & JILL BEATH NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

ADDRESS 1660 M. ROAD NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

TELEPHONE (970) 958-3291 USE OF ALL EXISTING BLDGS n/a

APPLICANT NTCH-COLO, INC. (CLEARTRAK) DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 1400 CITE AVE. STE. 10 CONSTRUCTION OF NEW 100'

TELEPHONE (970) 934-7400 MONOPOLE FOR TELECOMMUNICATION

** 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 I-1 LANDSCAPING/SCREENING REQUIRED: YES NO _____

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: n/a

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: Landscaping as per approved landscape plan

MAXIMUM COVERAGE OF LOT BY STRUCTURES 2. FAR CENSUS TRACT _____ TRAFFIC ZONE _____ 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 1-29-01

Department Approval [Signature] Date 5-9-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>pole only</u>
Utility Accounting	<u>Cottie Tanover</u>		Date <u>5-10-01</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)