

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>82687</u>
FILE # <u>NA</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 <u>800 Main Street</u>	TAX SCHEDULE NO. <u>2945-144-16-019</u>
SUBDIVISION <u>CITY OF GRAND JUNCTION</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>N/A</u>
FILING <u>—</u> BLK <u>107</u> LOT <u>17-32</u> <u>INC BLOCK 107</u>	SQ. FT OF EXISTING BLDG(S) <u>?</u>
OWNER <u>QWEST COMMUNICATIONS</u>	NO. OF DWELLING UNITS: BEFORE <u>N/A</u> AFTER <u>N/A</u>
ADDRESS <u>7800 E ORCHARD, ENGLEWOOD CO</u> <u>80111</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>N/A</u>
TELEPHONE <u>(303) 793 6718</u>	USE OF ALL EXISTING BLDGS <u>OFFICE / BUS.</u>
APPLICANT <u>Kim NGUYEN, QWEST WIRELESS</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>4301 E. COLFAX AVE DENVER 80220</u>	<u>COLLOCATION OF ANTENNAS ON EXISTING</u>
TELEPHONE <u>(303) 398 8918</u>	<u>TOWER, &amp; EQUIPMENT ON ROOF</u>

*\* 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 <u>B-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>—</u>
SETBACKS: FRONT: <u>N/A</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>NONE</u>
MAXIMUM HEIGHT <u>N/A</u>	_____
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	CENSUS TRACT <u>2</u> TRAFFIC ZONE <u>41</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>Kim Nguyen</u>	Date <u>9/26/01</u>
Department Approval <u>Bill Nish</u>	Date <u>9-26-01</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>—</u>	W/O No.
Utility Accounting <u>Marshall Cole</u>	Date <u>9/27/01</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)