

Planning \$ <u>10.00</u>	Drainage \$ <u>n/a</u>
TCP \$ <u>n/a</u>	School Impact \$ <u>n/a</u>

BLDG PERMIT NO. <u>78959</u>
FILE # <u>SIR-1999-286</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 380 S Camp Rd

SUBDIVISION UTE WATER DIST.

FILING --- BLK --- LOT ---

OWNER UTE WATER COMPANY

ADDRESS 560 25 RD G.D. 81502

TELEPHONE 970-242-7491

APPLICANT NTCH-COLORADO INC. "CLEARTRAK"

ADDRESS 1600 UTE AVE SUITE 10

TELEPHONE 970-256-7600

TAX SCHEDULE NO. 2945-192-00-914

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SQ. FT. OF EXISTING BLDG(S) N/A

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER N/A  
CONSTRUCTION

USE OF ALL EXISTING BLDGS WATER TANKS

DESCRIPTION OF WORK & INTENDED USE: INSTALL  
ADDITIONAL 8' EXTENSION ON EXISTING TELECOM-  
TOWER FOR CO-LOCATION.

✓ 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 PR-4

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

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

MAXIMUM HEIGHT 66' Tower

MAXIMUM COVERAGE OF LOT BY STRUCTURES n/a

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

PARKING REQUIREMENT: none

SPECIAL CONDITIONS: 66' Telecom. Tower  
(includes new 8' extension onto 58' Tower.)

CENSUS TRACT 1401 TRAFFIC ZONE 96 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 3-7-01

Department Approval [Signature] Date 3-7-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>---</u>
Utility Accounting <u>[Signature]</u>			Date <u>3/7/01</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)