

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

(Handwritten initials)

BLDG PERMIT NO. <u>810377</u>
FILE # <u>MSP-2002-090</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.
 SUBDIVISION Orchard Grove
 FILING _____ BLK _____ LOT 6-9, 10
 OWNER John D. Schmahl
 ADDRESS 2301 River Rd, Grand Jct
 TELEPHONE 970-242-8046
 APPLICANT Qwest Wireless, LLC
 ADDRESS 4301 E Colfax Ave #314
Denver CO 80220
 TELEPHONE 303-398-8918

TAX SCHEDULE NO. 2945-064-00-031
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 SQ. FT OF EXISTING BLDG(S) n/a
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Telecom Facility
 DESCRIPTION OF WORK & INTENDED USE: Antenna
Location on existing telecommunication
Facility

✓ *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
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: Per Plan
 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 Suzanne N. Bee
 Department Approval Luca Costello

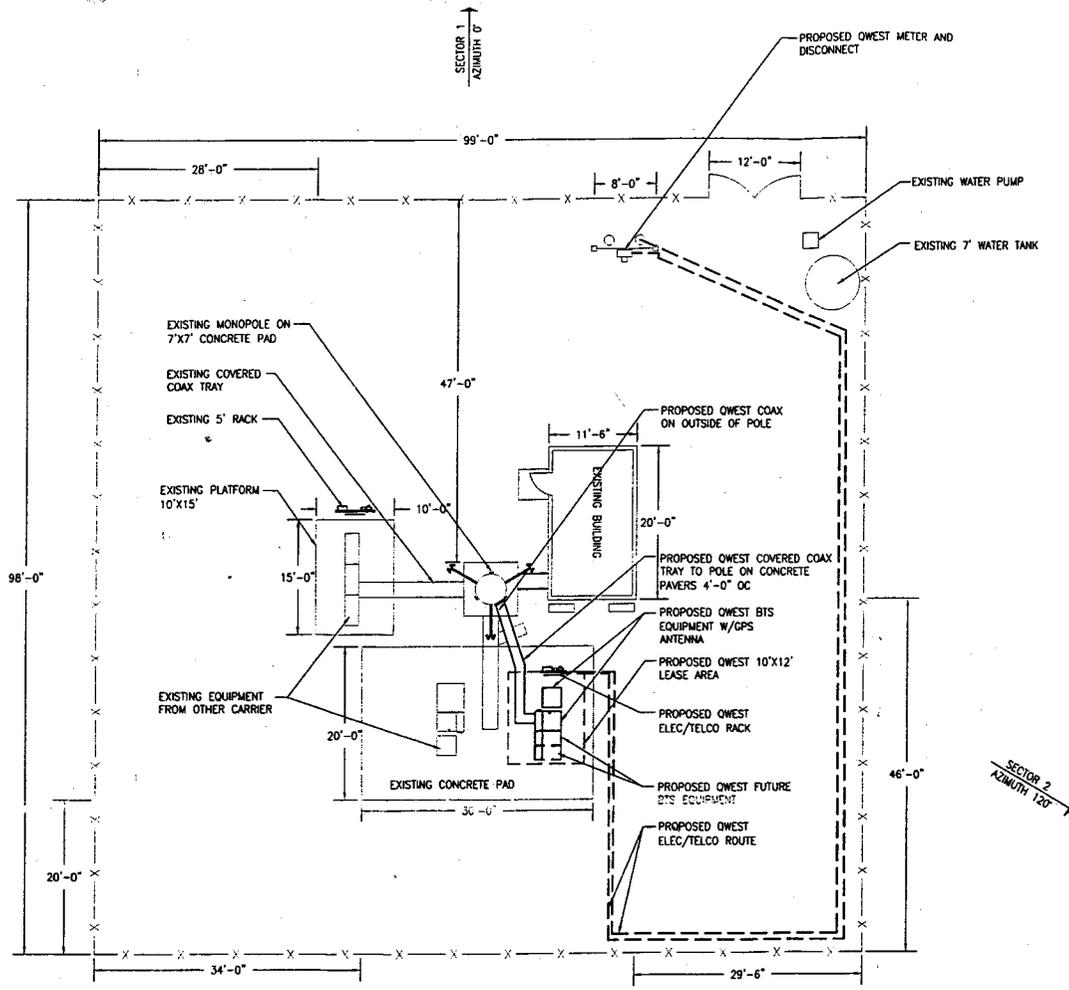
Date April 3, 2002
 Date 6/11/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensley</u>		Date <u>6/11/02</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)

ACCEPTED *SLC 6/18/08*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES



① SITE PLAN
 SCALE: 1/8" = 1'-0"

NOTE: OTHER CARRIER'S
 ANTENNAS NOT SHOWN
 FOR CLARITY

NO.	DATE	REVISION	BY	CHKD	APPLS
△	02/28/08	ISSUED FOR QWEST REVIEW	WR	RLS	
△	02/28/08	ISSUED FOR ZONING	WR	RLS	
△					
△					
△					
△					
△					



SITE INFORMATION	
ATC-REDLANDS ATC SITE # 35211 621 23RD GRAND JUNCTION, CO 81505 GJN -008A	
DESIGN TYPE	
EXISTING MONOPOLE AND OUTDOOR EQUIPMENT	
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	REV.
Z-2	B
DWG NAME: Z-2	
DATE: 02-24-08	