

Planning \$ <u>Pd</u>	Drainar <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>83262</u>
FILE # <u>MSP-2001-232</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 688 29 1/2 ROAD  
 SUBDIVISION N/A  
 FILING N/A BLK N/A LOT N/A  
 OWNER GARY & SHARON MEIER  
 ADDRESS 688 29 1/2 ROAD  
 TELEPHONE (970) 261-3452

TAX SCHEDULE NO. 2943-051-00-155  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 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 —

APPLICANT VOICESTREAM WIRELESS  
 ADDRESS 2323 DELGANY ST., DENVER CO216  
 TELEPHONE JEFF KEITH - VOICESTREAM

DESCRIPTION OF WORK & INTENDED USE: COLLOCATE ON AN EXISTING CELL 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 RMF-5  
 SETBACKS: FRONT: From Property Line (PL) or From center of ROW, whichever is greater  
 SIDE: — from PL REAR: — from PL  
 MAXIMUM HEIGHT 140'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES  NO  Same  
 PARKING REQUIREMENT: —  
 SPECIAL CONDITIONS: Protect existing landscaping during const.  
 CENSUS TRACT 11 TRAFFIC ZONE 45 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 Jeff Keith for VOICESTREAM  
 Department Approval Antonia Costello

Date 11-5-01  
 Date 2-14-02

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Benseney</u>			Date <u>2/2/02</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)