

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



BLDG PERMIT NO. <u>83262</u>
FILE # <u>MSP-2002-089</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 680 29 1/2 Rd  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2943-051-00-155  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0  
 SQ. FT. OF EXISTING BLDG(S) \* 2714

OWNER Gary B. Meier & Sharon L. Meier  
 ADDRESS 680 29 1/2 Rd  
 TELEPHONE 970-245-5363

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2  
 CONSTRUCTION 1) Single Family Residence  
2) Telecom Facility

APPLICANT Qwest Wireless LLC  
 ADDRESS 4301 E Colfax Ave #314  
Denver CO 80220  
 TELEPHONE 303-398-8918

DESCRIPTION OF WORK & INTENDED USE: Antenna  
relocation on existing telecommunications  
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 RMF-5  
 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  NO \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: Per Plan  
 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 Lauren A. Bee  
 Department Approval Justin J. Costello

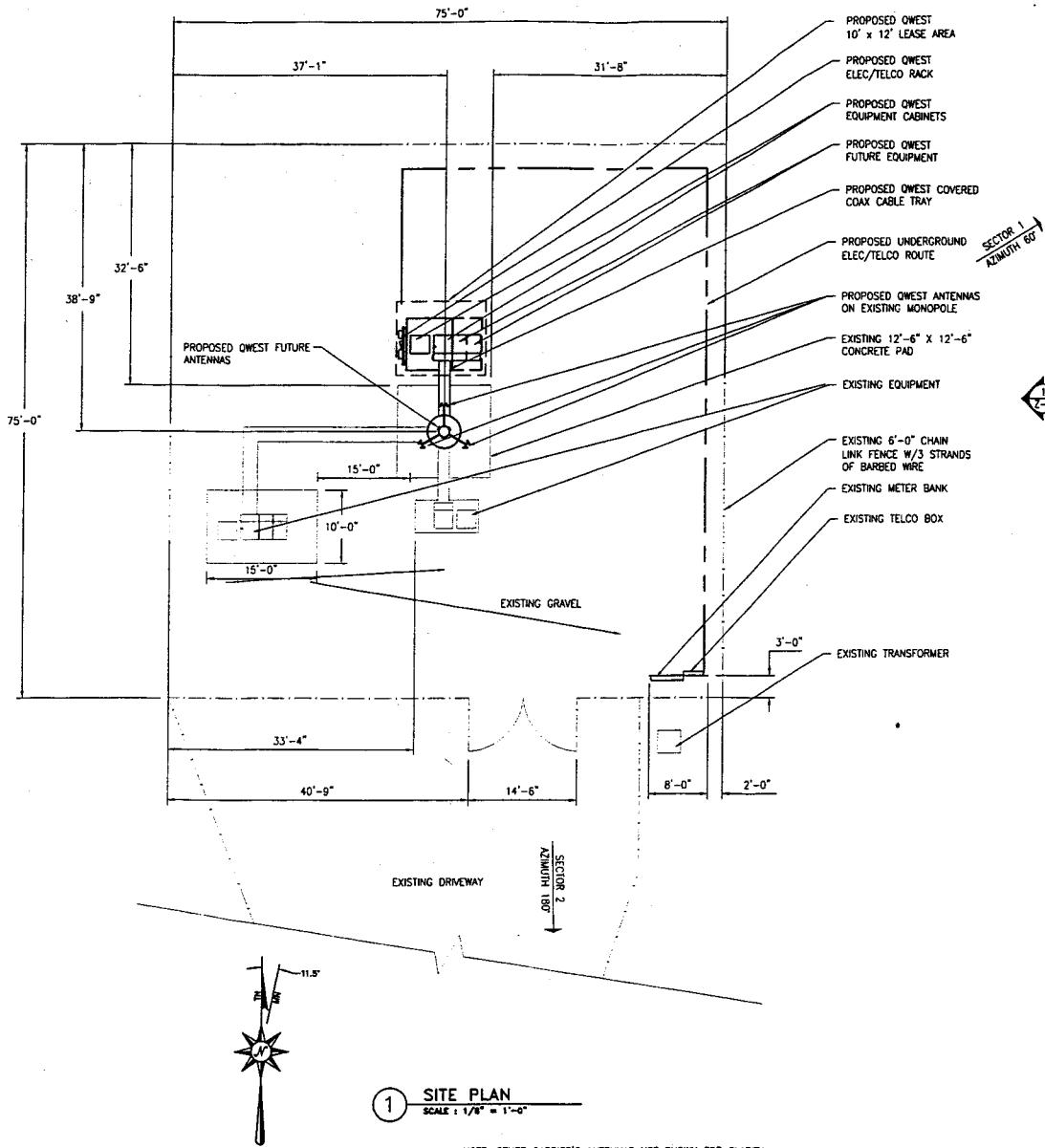
Date April 3, 2002  
 Date 6/11/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Beasley</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 6/14/02*  
 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 02	ISSUED FOR QWEST REVIEW	DB	RLS	
△	03 01 02	ISSUED FOR ZONING	RL	RLS	
△					
△					
△					
△					



SITE INFORMATION	
ATC-MEIER ATC SITE # 36336 GRAND JUNCTION, CO 81505 GJN-014A	
DESIGN TYPE	
EXISTING MONOPOLE AND OUTDOOR EQUIPMENT	
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	REV.
Z-2	B
DWG NAME: Z2	DATE: 03-04-02