

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

BLDG PERMIT NO. <u>82688</u>
FILE # <u>MSP-2001-233</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

*AK*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 587 N. COMMERCIAL DR. TAX SCHEDULE NO. 2945-102-13-013

SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0.01 ac

FILING 1 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) -

OWNER ED HOKANSON NO. OF DWELLING UNITS: BEFORE - AFTER -

ADDRESS P.O. Box 2041 CONSTRUCTION

TELEPHONE FFR 7 | 2002 NO. OF BLDGS ON PARCEL: BEFORE - AFTER -

APPLICANT VOICE STREAM WIRELESS USE OF ALL EXISTING BLDGS -

ADDRESS 2323 DELGANY ST., DENVER CO 80216 DESCRIPTION OF WORK & INTENDED USE: COLLOCATE ON EXISTING

TELEPHONE JEFF KEITH 303-594-2432 CELL TOWER

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

Fax - 303-682-0356

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 LANDSCAPING/SCREENING REQUIRED: YES same NO X

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

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

PARKING REQUIREMENT: \_\_\_\_\_

SPECIAL CONDITIONS: protect existing landscaping during construction

MAXIMUM HEIGHT \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

CENSUS TRACT 10 TRAFFIC ZONE 14 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 Date 11-5-01

Department Approval Donni Edwards Date 2/13/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bousley</u>		Date <u>2/21/02</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)