

Planning \$ <u>0</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BDDG PERMIT NO. <u>82868</u>
FILE # <u>MSP-2001-253</u>

PLANNING CLEARANCE

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

AK

131-1099

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 743 HORIZON CT.
 SUBDIVISION HORIZON PARK PLAZA
 FILING _____ BLK _____ LOT 15-17
 OWNER LOCHAN'S FLORIDA INC.
 ADDRESS PO BOX 60171, GRAND JUNCTION, CO 81506
 TELEPHONE _____

TAX SCHEDULE NO. 2701-364-26-034
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 250
 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 QUEST WIRELESS (BMD JOHNSON)
 ADDRESS 4301 E. COLFAX AVE. #314 DENVER, CO 80220
 TELEPHONE (720) 351-9667

DESCRIPTION OF WORK & INTENDED USE: _____
COLLOCATE ANTENNAS ON EXISTING BUILDING ROOFTOP

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 C-1
 SETBACKS: FRONT: 15 NO CHANGES 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 N/A

LANDSCAPING/SCREENING REQUIRED: YES _____ NO
 PARKING REQUIREMENT: NO
 SPECIAL CONDITIONS: PUR SITE PLAN MSP-2001-253
 CENSUS TRACT 10 TRAFFIC ZONE 15 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]
 Department Approval Bill Nuth

Date 12/18/01
 Date 1-31-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Elsherry</u>		Date <u>2/1/02</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)