

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

PERMIT NO. <u>86377</u>
FILE # <u>MSP-2002-199</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 23rd Road

TAX SCHEDULE NO. 2945-064-00-031

SUBDIVISION N/A

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING N/A BLK N/A LOT N/A

SQ. FT OF EXISTING BLDG(S) N/A

OWNER American Tower / John Schmahl

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS

CONSTRUCTION NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1

TELEPHONE

USE OF ALL EXISTING BLDGS Equip Shelter

APPLICANT T-Mobile c/o: Matt Butler

DESCRIPTION OF WORK & INTENDED USE:

ADDRESS 2323 Delgany Denver, CO 80216

Co-locate new provider

TELEPHONE (720) 427-3322

on existing 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 T-1

LANDSCAPING/SCREENING REQUIRED: YES NO X

SETBACKS: FRONT 11' 6" from Property Line (PL) or 11' 6" from center of ROW, whichever is greater

PARKING REQUIREMENT: N/A

SIDE from PL REAR from PL

SPECIAL CONDITIONS: Tower is @ Max.

MAXIMUM HEIGHT 150'

of co-locates

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

CENSUS TRACT TRAFFIC ZONE 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 Matt Butler

Date 9-10-02

Department Approval Senta Castello

Date 1/13/03

Additional water and/or sewer tap fee(s) are required: YES <u> </u> NO <u>(X)</u>	W/O No. <u>No Chg on Use</u>
Utility Accounting <u> </u>	Date <u>1/29/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)