

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

LOG PERMIT NO.
FILE # <u>CUP-2003-046</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 587 N. COMMERCIAL DR. TAX SCHEDULE NO. 2945-102-13-013

SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1111~~ 1921  
Eq. SHELTER

FILING \_\_\_\_\_ BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

OWNER ED HOKANSON NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

ADDRESS 587 N. COMMERCIAL DR. NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

TELEPHONE \_\_\_\_\_ USE OF ALL EXISTING BLDGS Com / TOWER

APPLICANT VERIZON WIRELESS (JOY RETNAERD) DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

ADDRESS 10763 Adams Sr., Northglenn Collocation on existing  
CO, 80233 720-241-2064 UMRS Facility

TELEPHONE \_\_\_\_\_

✓ 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-2 LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_

SETBACKS: FRONT: 260' from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 260' from PL REAR: 260' from PL

PARKING REQUIREMENT: N/A

MAXIMUM HEIGHT 130' SPECIAL CONDITIONS: VARIANCE GRANTED ON  
SETBACKS. LANDSCAPING REQ. PER  
APPROVED LANDSCAPING PLAN.

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 [Signature] Date 9/11/03

Department Approval [Signature] Date 7-9-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Pre-fab shelter only</u>
Utility Accounting <u>[Signature]</u>			Date <u>9/11/03</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)