

Planning \$ <u>pd</u>	Drain \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

LDG PERMIT NO.
FILE # <u>CUP-2005-069</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

540 26 1/4 Rd
 BUILDING ADDRESS ~~625 Ute Ave~~
 SUBDIVISION —
 FILING — BLK — LOT —

TAX SCHEDULE NO. 2945-263-00-944
 SQ. FT. OF EXISTING BLDG(S) NONE
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 400 SQ FT.

OWNER Grand Jct Comm Cntr
 ADDRESS 625 Ute Ave
 CITY/STATE/ZIP Grand Jct CO.

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

APPLICANT SAME
 ADDRESS Mike Kelley 986-0042
 CITY/STATE/ZIP —
 TELEPHONE 970-244-3640

USE OF ALL EXISTING BLDG(S) City Water Plant
 DESCRIPTION OF WORK & INTENDED USE: Build a communications tower & shelter. Prefab for equipment

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 <u>CSR</u> SETBACKS: FRONT: <u>200'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT <u>from all property lines</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ PARKING REQUIREMENT: <u>none</u> SPECIAL CONDITIONS: <u>per plans dated 4/23/05 - at fenced site area only</u>
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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 Mike E Kelly Date 10-4-04
 Department Approval Ronnie Edwards APA Date 6/15/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting <u>CM Cole</u>			Date <u>6/16/05</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)