

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

DG PERMIT NO.
FILE # <u>MSP-2005-225</u>

## PLANNING CLEARANCE

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

# COPY

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 205 N. 4th St.  
 SUBDIVISION Grand Junction  
 FILING --- BLK 97 LOTs 17-23  
 OWNER Home Loan Bank Building Corp.  
 ADDRESS 205 N. 4th St.  
 CITY/STATE/ZIP Grand Junction, CO. 80502

TAX SCHEDULE NO. 2945-143-1D-007  
 SQ. FT. OF EXISTING BLDG(S) 21875-Property  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS Nothing Additional

APPLICANT Dave Closser - Closser Consulting LLC  
 ADDRESS 2805 Stephens Rd.  
 CITY/STATE/ZIP Boulder, CO. 80305  
 TELEPHONE 303-554-5627  
 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION  
 USE OF ALL EXISTING BLDG(S) Bank building, office space  
 DESCRIPTION OF WORK & INTENDED USE: Wireless Telecommunications Facility. Shielded antennas roof mounted, equipment on 4th floor

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>B-2</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES <u>maximum height for enclosure - height cannot exceed 65'</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/> PARKING REQUIREMENT: <u>none</u> SPECIAL CONDITIONS: <u>all work done interior or on roof -</u> <u>cannot exceed 65'</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 [Signature] for Verizon Wireless Date 9/1/05  
 (David A. Closser)  
 Department Approval [Signature] APA Date 10/27/05  
Ronnie Edwards

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/25/06</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)