

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>N/A</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 2768 Compass Drive (aka 2778 Crossroads Ct.)
 SUBDIVISION Applecrest Crossroads
 FILING Crossroads west BLK 1 LOT 7

TAX SCHEDULE NO. 2701-361-21-007
 SQ. FT. OF EXISTING BLDG(S) 12 x 20 VZW SHELTER
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS NO CHANGE

OWNER CLEARTALK WIRELESS - GARRY CURRY ⁹⁷⁰⁻²³⁴⁻¹³⁵⁷
 ADDRESS 1600 WTE AVE, STE 10
 CITY/STATE/ZIP GRAND JUNCTION, CO

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

APPLICANT VERIZON WIRELESS - Kelly Harrison
 ADDRESS 1917 LOWELL BLVD
 CITY/STATE/ZIP DENVER, CO 80204
 TELEPHONE 303/748-0599

USE OF ALL EXISTING BLDG(S) Wireless shelter
 DESCRIPTION OF WORK & INTENDED USE: VZW proposes to change out 12 of its antennas. There will be no visual change to the tower + the # of antennas will remain the same

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>C-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>—</u> from Property Line (PL) or <u>—</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>—</u> from PL REAR: <u>—</u> from PL	SPECIAL CONDITIONS: <u>—</u>
MAX. HEIGHT <u>Per Approval</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>—</u>	

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 Kelly Harrison Date 6-6-06
 Department Approval Antonia Costello Date 6/13/06

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>Antenna only</u>
Utility Accounting	<u>Marshall</u>		Date <u>6/13/06</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)

VERIZON WIRELESS

June 6, 2006

City of Grand Junction Colorado
Community Development Department
Attn: Senta Costello
250 North 5th Street
Grand Junction, CO 81501

Re: Verizon Wireless
Proposal to modify existing Telecommunications Facility
(Verizon Wireless Project Name: CO3 Horizon)

Dear Ms. Costello,

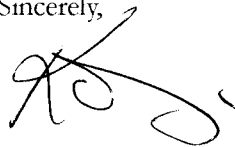
My firm is a real estate consultant to Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless ("Verizon Wireless") and related entities and partnerships. Verizon Wireless currently has 12 panel antennas on an existing cell tower located at 2768 Compass Drive (former address 2778 Crossroads Ct) in the City of Grand Junction. Due to changing technology Verizon Wireless needs to remove and replace the 12 antennas with 12 matching antennas. The appearance of the antennas will not change and the total number of antennas will not change – this will be a like-for-like replacement, therefore there are no drawings for this site modification. The existing Verizon Wireless ground equipment/shelter will not be modified in any way.

Enclosed please find the documents which constitute Verizon Wireless's application for a Planning Clearance.

- 1). Filing fee of \$10.00
- 2). Completed Planning Clearance Application.

Please call me at 303-748-0599 with any questions or concerns. I look forward to hearing from you.

Sincerely,



Kelly Harrison
Site Acquisition and Zoning Consultant –
Closser Consulting