

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

DG PERMIT NO.
FILE # <u>MSP-2006-174</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 585/587 N. COMMERCIAL DRIVE TAX SCHEDULE NO. 2945-102-13-013
SUBDIVISION WESTGATE PARK SQ. FT. OF EXISTING BLDG(S) 6500 #
FILING _____ BLK 2 LOT 12 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS NA
OWNER CLEAR TALK / NTCM MULTI-FAMILY:
ADDRESS 1600 UTE AVE. NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP GS, CO 81501 CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
APPLICANT BRENT WILSON / CINGULAR USE OF ALL EXISTING BLDG(S) TELECOM
ADDRESS 3389 CRIPPLE CREEK TRAIL DESCRIPTION OF WORK & INTENDED USE: _____
CITY/STATE/ZIP BOULDER, CO 80305 ADD ONE ANTENNA TO
TELEPHONE (303) 817-9147 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 <u>C-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>4'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>2 FAR</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>PER APPROVED SITE DRAWINGS AND ELEVATIONS.</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 Brent Wilson Date 05/15/06
Department Approval Adam Olson Date 6-29-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO SWR CHANGE</u>
Utility Accounting <u>(initials)</u>	Date <u>7/5/06</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)