

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Bldg Permit No.
File # <u>MSP-2009-058</u>

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 688 29 1/2 Rd.

TAX SCHEDULE NO. 2943-051-91-003

SUBDIVISION -

SQ. FT. OF EXISTING BLDG(S) n.a.

FILING - BLK - LOT -

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS n.a.

OWNER SBA Towers, LLC

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE - AFTER -  
CONSTRUCTION

ADDRESS 5900 Broken Sound  
Boca Raton Park

NO. OF BLDGS ON PARCEL: BEFORE - AFTER -  
CONSTRUCTION

CITY/STATE/ZIP Boca Raton, FL 33487

USE OF ALL EXISTING BLDG(S) -

APPLICANT STELERA WIRELES, LAUREL MITCHELL

ADDRESS 525 CENTRAL PARK DR. #550

DESCRIPTION OF WORK & INTENDED USE: ADD 1 (one)

CITY/STATE/ZIP OKLAHOMA CITY, OK 73105

COLOCATION TO EXISTING ANTENNA WITH

TELEPHONE 405-249-4255

2 EXISTING COLOCATIONS FOR A TOTAL OF 3 (THREE).

**Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.**

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-5</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>-</u> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or <u>-</u> from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>25</u> from PL	PARKING REQUIREMENT: <u>No</u>
MAX. HEIGHT OF BLDGS. <u>35'</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES <u>-</u> NO <input checked="" type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES <u>NA.</u>	SPECIAL CONDITIONS: <u>EXISTING ANTENNA ALLOWS</u> <u>4 TOTAL (ONE ORIGINAL + 3 ADDITIONAL)</u> <u>CUP-2003-049</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Reh P. Hill Date 3/24/2009

Planning Approval Judith A. Rice Date 3/24/2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/24/09</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)