

Planning \$ <u>Pd</u>	Drainage \$ <u>n/a</u>
TCP \$ <u>n/a</u>	School Impact \$ <u>n/a</u>
Inspection \$ <u>0 planner only</u>	

Bldg Permit No.
File # <u>CUP-2009-059</u>

67960-0

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS <u>587 N Commercial Dr</u>	TAX SCHEDULE NO. <u>2945-102-13-01³</u>
SUBDIVISION <u>N/A</u>	SQ. FT. OF EXISTING BLDG(S) <u>n/a</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS <u>n/a</u>

OWNER <u>Mesa Motors, Inc (Mesa Co. Assessor)</u>	MULTI-FAMILY: <u>n/a</u>
ADDRESS <u>587 N Commercial Dr</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>GRAND JUNCTION CO</u>	CONSTRUCTION _____
	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
	CONSTRUCTION _____
	USE OF ALL EXISTING BLDG(S) <u>n/a</u>

APPLICANT <u>STELERA WIRELESS</u>	
ADDRESS <u>525 Central Park Dr. #550</u>	DESCRIPTION OF WORK & INTENDED USE: <u>install</u>
CITY/STATE/ZIP <u>OKLAHOMA CITY, OK 73105</u>	<u>antennae on existing mono pole cell</u>
TELEPHONE <u>405-751-3979 (Laurel Mitchell)</u>	<u>tower in leased area</u>

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: <u>EXISTING L.S.</u> YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL <u>EXISTING LEASED AREA</u>	PARKING REQUIREMENT: <u>EXISTING</u>
MAX. HEIGHT _____	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES _____	SPECIAL CONDITIONS: <u>NO STRUCTURE</u> <u>proposed.</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 <u>[Signature]</u>	PAID APR 16 2009 RB	Date <u>4-16-09</u>
Planning Approval <u>[Signature]</u>		Date <u>4/15/2009</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer water</u>
Utility Accounting <u>[Signature]</u>			Date <u>4/16/09</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)