

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

Permit No.
File # <u>MSP-2009-200</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2982 Gunnison TAX SCHEDULE NO. 294317107010
 SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) _____
 FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 12'x26'
 OWNER SBA MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 ADDRESS 5900 Baker Road, Park NW NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CITY/STATE/ZIP Boca Raton, FL 33487 CONSTRUCTION
 APPLICANT Verizon Wireless USE OF ALL EXISTING BLDG(S) CMRS
 ADDRESS 3131 S. Vaughn Way #550 DESCRIPTION OF WORK & INTENDED USE: Co-location
 CITY/STATE/ZIP Ann Arbor, MI 48104 on existing tower
 TELEPHONE 803-873-2668

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>F-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>99'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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.

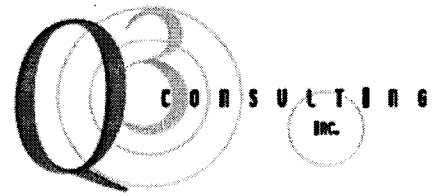
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Gene F. Gunnison Date 10/21/09
 Planning Approval Steve Costello Date 10/14/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Antennae's only</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>10/26/09</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) (Goldend: Utility Accounting)



Transmittal

DATE: *October 21, 2009*

TO: *City of Grand Junction Public Works and Planning, Attn: Senta Costello*

FROM: *Jane F. Johnson*

RE: *CO3 Nova – Verizon Wireless Telecommunications Collocation on Existing SBA Tower*

Hello Senta,

Here is a copy of the signed original Planning Clearance letter for your files.

Please let us know if you need anything further and thanks again for all of your help.

Thank you!

Jane Johnson

jane f. johnson | q³ consulting inc. | 2604 stout street, suite no. 2 | denver, co 80205 | 303-909-5173 – cell/office | 303-333-4036 – fax