

TEMPORARY

goes to P.C. 4/14 for review

Planning \$ Pd	Drainage \$ N/A
TCP \$ no structure	School Impact \$ N/A
Inspection \$ TBD-	

Bldg Permit No.
File # CUP 2009-055

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 1600 Ute Ave (leased area) TAX SCHEDULE NO. 2945-133-00-011

SUBDIVISION N/A SQ. FT. OF EXISTING BLDG(S) N/A

FILING - BLK - LOT - SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Craig Shelley MULTI-FAMILY:
 ADDRESS 3359 Star Ct. NO. OF DWELLING UNITS: BEFORE N/A AFTER
 CITY/STATE/ZIP 81506 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER
 CONSTRUCTION

APPLICANT Stellar Wireless USE OF ALL EXISTING BLDG(S) fenced leased area
 ADDRESS 525 Central Park Dr. #550 for cell tower (150' monopole)
 CITY/STATE/ZIP Oklahoma City, OK 73105 DESCRIPTION OF WORK & INTENDED USE:
 TELEPHONE Laurel Mitchell 405-751-3979 electrical only

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: YES <u>Existing</u> NO <u> </u>
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	FLOODPLAIN CERTIFICATE REQUIRED: YES <u> </u> NO <u>X</u>
MAX. HEIGHT <u> </u>	SPECIAL CONDITIONS: <u>*electrical work only</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u> </u>	<u>no other construction pending Board Approval.</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 Rid H... Date 3-24-09
 Planning Approval Ponnie Edwards Date 3/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	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)