

Planning \$ <u>pd</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>planner only</u>	

Bldg Permit No.
File # <u>CLIP 2009-055</u>

1072-0

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:
NO. OF DWELLING UNITS: BEFORE N/A AFTER -
CONSTRUCTION

ADDRESS 3359 Star Ct. NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER -
CITY/STATE/ZIP 81506 CONSTRUCTION

APPLICANT Stellera Wireless - John Curtis USE OF ALL EXISTING BLDG(S) adjacent bldg - office use

ADDRESS 525 Central Park Dr. # 550 DESCRIPTION OF WORK & INTENDED USE: leased area

CITY/STATE/ZIP OK City, OK 73105 of existing cell tower

TELEPHONE 405-757-3979

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</u> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>existing</u>
SIDE: _____ from PL REAR: _____ from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>existing leased area</u>	SPECIAL CONDITIONS: <u>no structures</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	<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 [Signature] Date 4-16-09
 Planning Approval Ronnie Edwards Date 4-15-09

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> 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)