

Planning \$ <u>Pd w/ App</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>
Inspection \$ <u>—</u>	

Ordg Permit No.
File # <u>MSP-2010-011</u>

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS <u>2702 Patterson Rd.</u>	TAX SCHEDULE NO. <u>2945-013-10-955</u>
SUBDIVISION _____	SQ. FT. OF EXISTING BLDG(S) _____
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER <u>Betheliff Baptist Church</u>	<b>MULTI-FAMILY:</b>
ADDRESS <u>2702 Patterson Rd.</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>Grand Junction, CO 81506</u>	CONSTRUCTION
	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
	CONSTRUCTION
	USE OF ALL EXISTING BLDG(S) _____

APPLICANT <u>Verizon Wireless</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Stalkh</u>
ADDRESS <u>3131 S. Vaughn Way #550</u>	<u>Telecommunications Facility</u>
CITY/STATE/ZIP <u>Aurora, CO 80014</u>	
TELEPHONE <u>303-873-2668</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>R-8</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>25</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>3</u> from PL REAR: <u>5</u> from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT _____	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	SPECIAL CONDITIONS: _____

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>	Date <u>3.3.10</u>
Planning Approval <u>Justin F. Koyfman</u>	Date <u>3/3/10</u>

2nd set  
 3/3/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>tower</u>
Utility Accounting <u>[Signature]</u>			Date <u>3-12-10</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)

STAMP

PRELIMINARY  
NOT FOR CONSTRUCTION

**Rex**  
Architex  
146 Madison Street  
Denver, CO 80206  
303.388.2918

DRAWINGS

Design and specifications are submitted as instruments of service and shall remain the property of the Architect unless the Project is such that they are made available or not. The Owner shall be permitted to reuse design drawings, specifications, notes, drawings and specifications for extension and reference in connection with the Owner's use and occupancy of the Project. The drawings and specifications shall not be used by the Owner on other projects, in addition to the Project or for the completion of the Project by others without the Architect's prior written consent under the Agreement, except by agreement in writing and with appropriate compensation to the Architect.

PROJECT FOR

**verizon wireless**  
3131 S. VALDEN WAY, SUITE 650  
AURORA, CO 80014  
303-884-3234

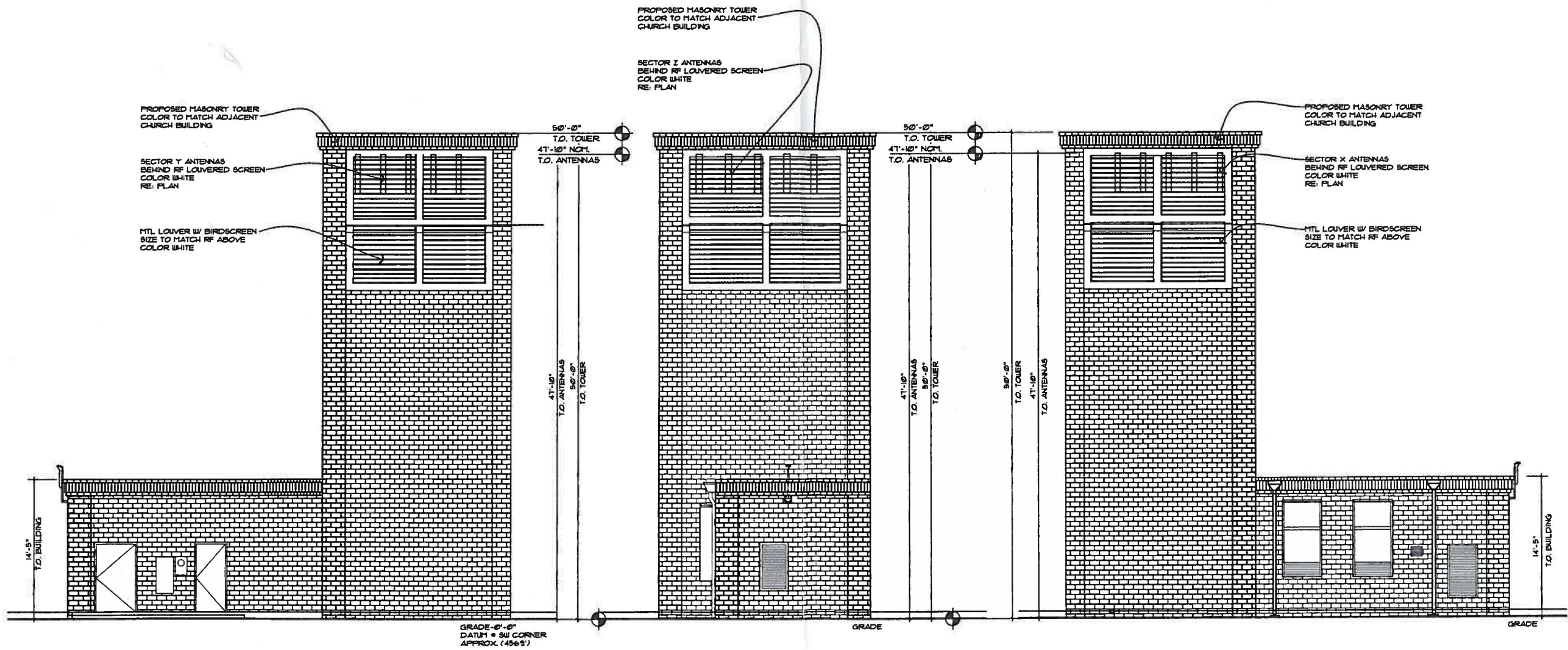
DATE ISSUED

DATE	REVISIONS
6-3-09	△ VZW APPROVAL
7-24-09	△ revised access per owner
10.12.09	△ owner revisions
—	△ —
—	△ —
—	△ —
—	△ —
—	△ —
—	△ —
—	△ —
—	△ —
—	△ —
—	△ —

PROJECT NAME

CO3 EL CAMINO,  
ALT. #1  
EL CAMINO CELL SITE  
  
2702 PATTERSON RD.  
GRAND JUNCTION, CO 81506  
  
COUNTY OF MESA  
STATE OF COLORADO

**Z3**  
3 of 3



**3 WEST ELEVATION**  
3/16" = 1'-0"

**2 NORTH ELEVATION**  
3/16" = 1'-0"

**1 EAST ELEVATION**  
3/16" = 1'-0"

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY SETBACKS.



