

FEE \$ 10.00
TCP \$

PR-95-140

BLDG PERMIT NO.

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

3025-0100-01-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 787 Valley Court TAX SCHEDULE NO. 2697-361-03-015
 SUBDIVISION Valley West #3 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800 S.F. antenna base.
 FILING 3 BLK _____ LOT 11 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER GE American Comm., Inc NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 4 Remark Way Princeton, NJ 08540-6089 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE (609) 987-4000 USE OF EXISTING BLDGS Satellite tracking
 (2) APPLICANT Frank Wagner Architect DESCRIPTION OF WORK AND INTENDED USE: 2-6 m. antenna (in storm water ret. pond) & 1-9 m antenna & communication structure
 (2) ADDRESS 115 N. 5th Ste 440 Grand Junction
 (2) TELEPHONE 249-2122

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1 Maximum coverage of lot by structures 800 0'
 SETBACKS: Front 25 from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions _____
 Maximum Height _____ CENS.T. 9 T.ZONE 1 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. 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 305, Uniform Building Code).

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 Signature Michael Gray Date 7/31/95
 Department Approval Mike Pelletier Date 7/31/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use - under 20 employees
 Utility Accounting Millie Fowler Date 7-31-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)