

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>04921</u>
FILE # <u> </u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS <u>1101 Third Avenue</u>	TAX SCHEDULE NO. <u>2945-231-05-001; 00-040;</u>
SUBDIVISION <u>Milldale</u>	<u>00-016; 04-002; 06-001, 002, 003, 004, 005; 11-005, 006;</u>
FILING <u> </u> BLK <u>8, 14, 15, 16, 17, 23</u> LOT <u> </u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>002, 003, 004;</u>
(1) OWNER <u>Turmac Industries, Inc.</u>	SQ. FT. OF EXISTING BLDG(S) <u>NA</u> <u>23-011, 010, 004, 005;</u>
(1) ADDRESS <u>1101 Third Avenue Grand Junction</u>	NO. OF DWELLING UNITS BEFORE: <u> </u> AFTER: <u> </u> CONSTRUCTION
(1) TELEPHONE <u>970 242-4015</u>	NO. OF BLDGS ON PARCEL BEFORE: <u> </u> AFTER: <u> </u> CONSTRUCTION
(2) APPLICANT <u>Turmac Industries, Inc.</u>	USE OF ALL EXISTING BLDGS <u>Steel Fabrication</u>
(2) ADDRESS <u>1101 Third Ave Grand Junction</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Install</u>
(2) TELEPHONE <u>970-242-4015</u>	<u>OUTDOOR LIGHTING - 65 ft in Height</u>

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

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

ZONE <u>I-2</u>	Landscaping / Screening Required: YES <u>NA</u> NO <u> </u>
SETBACKS: Front <u>NA</u> from Property Line (PL) or <u> </u> from center of ROW, whichever is greater	Parking Req't <u>NA</u>
Side <u> </u> from PL Rear <u> </u> from PL	Special Conditions: <u>All lighting shall be arranged so as to confine direct light beams to the lighted property and away from nearby residential properties and passing motorists. Z&D code section 5-1-3</u>
Maximum Height <u>65'</u>	Genus Tract <u>8</u> Traffic Zone <u>44</u> Annx # <u>8</u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 G.J. Zoning and Development Code.

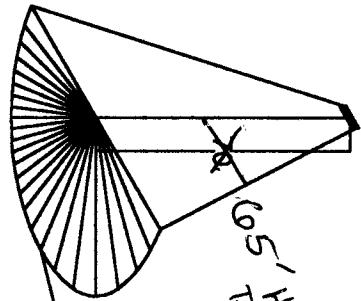
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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>3/20/98</u>
Department Approval <u>[Signature]</u>	Date <u>3/20/98</u>
Additional water and/or sewer tap fee(s) are required: YES <u> </u> NO <u>✓</u> W/O No. <u> </u>	
Utility Accounting <u>[Signature]</u>	Date <u>3-20-98</u>

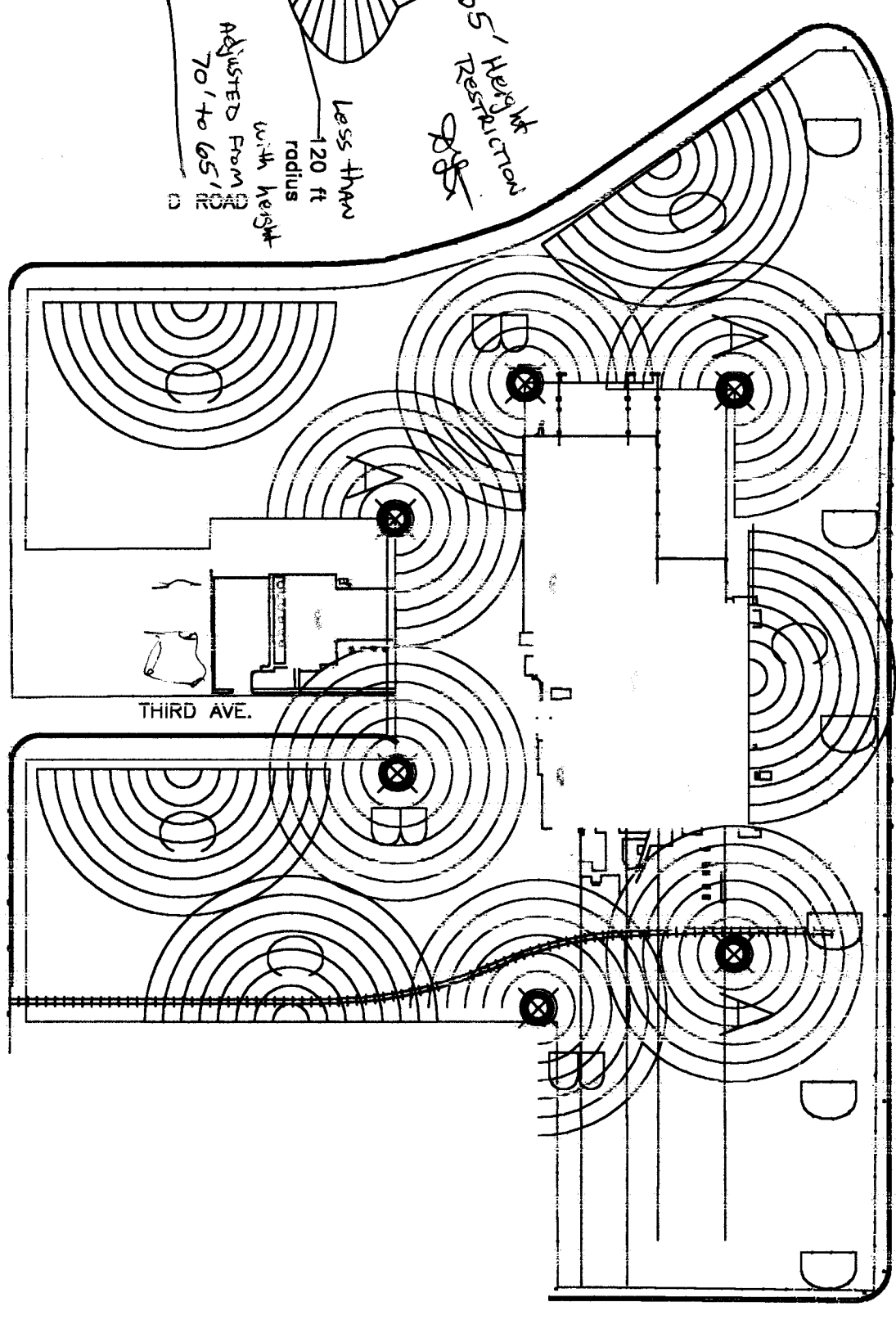
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



Adjusted from 120 ft to 65' height with height

95' Height Restriction
JBS



THIRD AVE.

WINTERS AVE.

TWELFTH ST

ORDERING INFORMATION

High Mast System

ELECTRICAL SYSTEMS AVAILABLE			
Two and three circuit systems are available.			
POLE BASE	VOLTAGE	PHASING	CONDUCTORS Including Ground Conductor
A*	120	Single	3 Wire-60Hz
B	120/240	Three	5 Wire-60Hz
C	208	Single	3 Wire-60Hz
D	208	Three	4 Wire-60Hz
E	240	Single	3 Wire-60Hz
F	120/240	Single	4 Wire-60Hz
G	240/480	Single	4 Wire-60Hz
H	277	Single	3 Wire-60Hz
J	277/480	Three	5 Wire-60Hz
K	480	Single	3 Wire-60Hz
L	480	Three	4 Wire-60Hz
M	220	Single	3 Wire-60Hz
N	347	Single	3 Wire-60Hz
P	347/600	Three	5 Wire-60Hz
R	220	Single	3 Wire-60Hz
S	240	Single	3 Wire-60Hz
T	240/415	Three	5 Wire-60Hz
W	220/380	Three	5 Wire-60Hz
X	Other Special		

NOTE: *Consult factory for 120 volt.

OPTIONS TABLE		
CODE	DESCRIPTION	
HC4	4=1/4-inch Stainless Steel	
WCS4	Winch Cable	S4=1/4-inch Stainless Steel
WCS5		S5=5/16-inch Stainless Steel
HSS	Hoist Sheaves	S=Stainless Steel
WS	Winch Support Drum	
CG	Cable Guard	
PEX	PE Control X Lowering Device Not Fixtures (Specify)	
NCX	Night/Shift Circuit X (Specific)	
LA	Lightning Arrestor on Ring	
LR	Lightning Rod	
FAA-120	Single Aircraft Warning Light	
FAA2-120	Double Aircraft Warning Light	
FAA2TR-120	Double Aircraft Warning Light with Transfer Relay	

