

# Communication Tower Remodel

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>74430</u>
FILE # <u>CUP-1999-251</u>

## PLANNING CLEARANCE

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

**EX**

THIS SECTION TO BE COMPLETED BY APPLICANT

USE ↓ CROSSROAD CT.  
~~2778 COMPASS DRIVE~~  
issued to 2768

BUILDING ADDRESS 2768 COMPASS DRIVE 6T TAX SCHEDULE NO. 2701 36 21007  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 336  
 FILING \_\_\_\_\_ BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 OWNER DALE REECE NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 ADDRESS 2768 COMPASS DRIVE 6T CONSTRUCTION  
 TELEPHONE 242-8746 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2  
 APPLICANT AT&T WIRELESS USE OF ALL EXISTING BLDGS ACCESSORY COMMUNICATIONS EQUIP.  
 ADDRESS 1001 16th ST DENVER CO DESCRIPTION OF WORK & INTENDED USE:  
 TELEPHONE 303 881 7386 DON WILL ON EXISTING POLE COMMUNICATIONS SHELTER & ANTENNAS  
 ✓ 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 H0 LANDSCAPING/SCREENING REQUIRED: YES  NO

SETBACKS: FRONT: — from Property Line (PL) or 45 from center of ROW, whichever is greater  
 SIDE: 15 from PL REAR: 15 from PL PARKING REQUIREMENT: NO

MAXIMUM HEIGHT 100' SPECIAL CONDITIONS: \_\_\_\_\_

MAXIMUM COVERAGE OF LOT BY STRUCTURES 35% CENSUS TRACT 17 TRAFFIC ZONE 15 ANNEX \_\_\_\_\_

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 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).

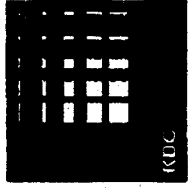
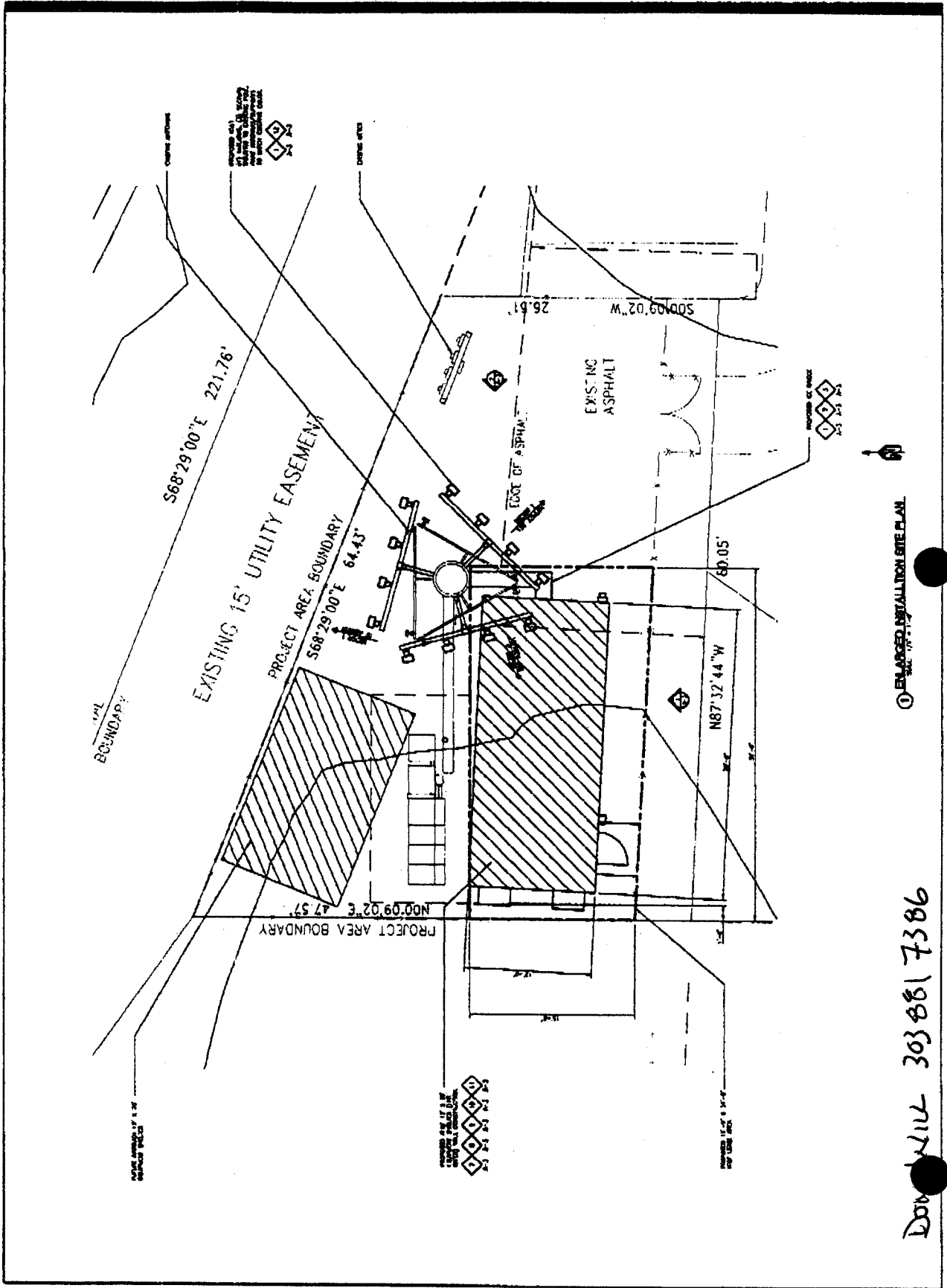
Applicant's Signature Don Will Date 3/22/00  
 Department Approval Patricia Date 3/23/00

Utility Accounting	Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change use shelter for electronics</u>
	<u>DM Cole</u>			Date <u>3/23/00</u>

**VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)**  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED 3-23-00  
ANY CHANGE OF SETBACKS MUST  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

2778 Crossroads - File CUR-1999-251



PROJECT	2778 CROSSROADS
DATE	3/22/00
BY	[Signature]
CHECKED	[Signature]
SCALE	AS SHOWN
DATE	3/22/00

WEST ASBESTOS

H. GRAND JUNCTION  
CROSSROADS CTR  
2778 CROSSROADS  
GRAND JUNCTION, CO 81506

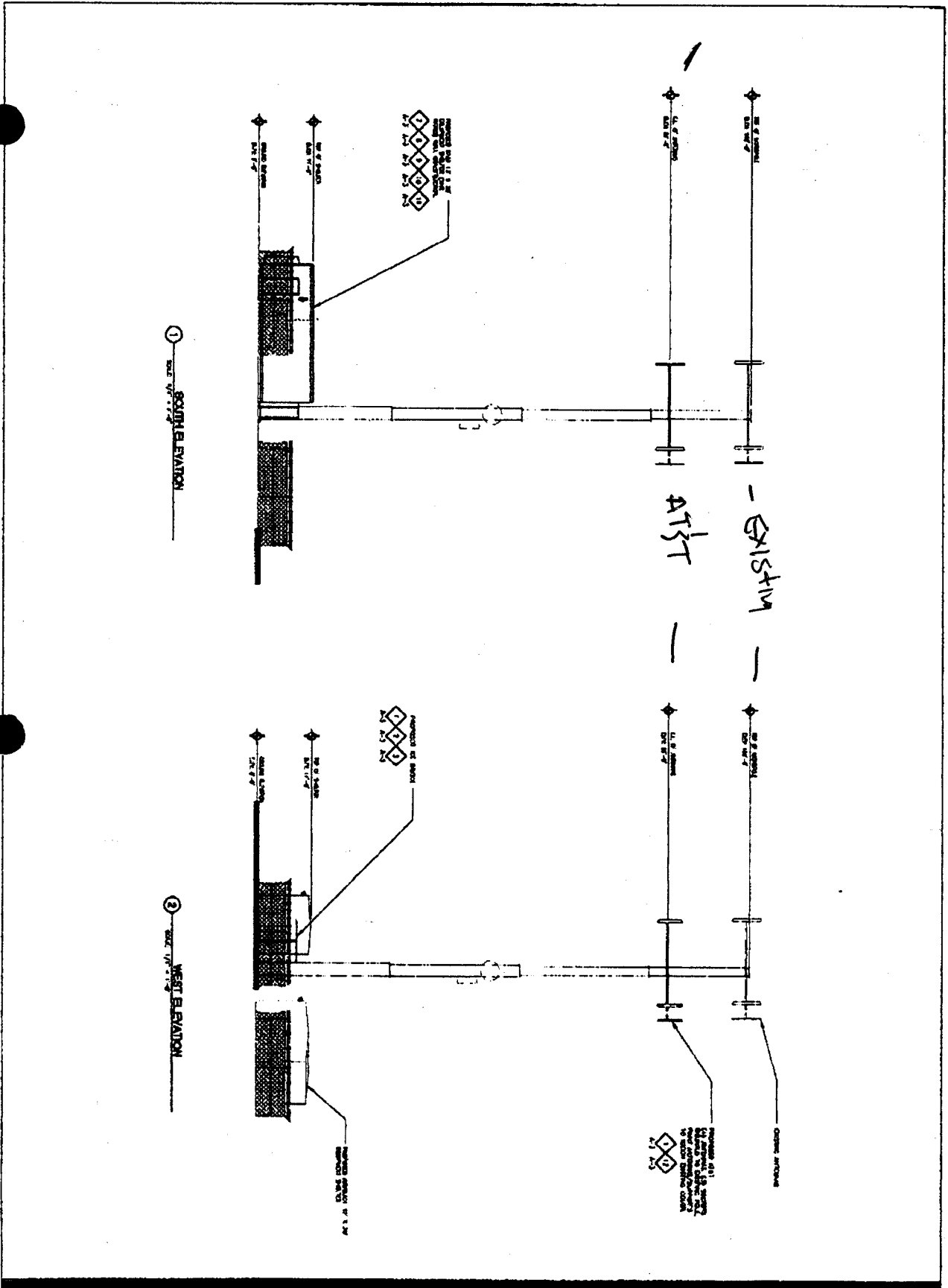
EQUIPMENT SHELTER  
AND ANTENNAS LOCATED  
ON EXISTING ASPHALT

ENLARGED INSTALLATION  
SITE PLAN

A-2

ENLARGED INSTALLATION SITE PLAN

Doc Mill 303 881 7386



500 North Zeeb Road  
 Fort Worth, Texas 76102  
 (817) 762-4444



KODC  
 1000 North Zeeb Road  
 Fort Worth, Texas 76102  
 (817) 762-4444

1	ANTENNA MOUNTING BRACKET
2	ANTENNA MOUNTING BRACKET
3	ANTENNA MOUNTING BRACKET
4	ANTENNA MOUNTING BRACKET
5	ANTENNA MOUNTING BRACKET
6	ANTENNA MOUNTING BRACKET
7	ANTENNA MOUNTING BRACKET
8	ANTENNA MOUNTING BRACKET
9	ANTENNA MOUNTING BRACKET
10	ANTENNA MOUNTING BRACKET

ANTENNA MOUNTING BRACKET

H. GARD JUNCTION  
 DRAWING FOR  
 1180 CONCRETE TOWER  
 GROUND JUNCTION OF 1180

EQUIPMENT SHELTER  
 AND ANTENNA MOUNTING  
 ON EXISTING REMAINING

REVISION

A-3

1180 CONCRETE TOWER