

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

BLDG PERMIT NO. <u>75897</u>
FILE #

### PLANNING CLEARANCE

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

*EX*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2801 I-70B  
~~3000 DODGE STREET ROOM 430~~  
 SUBDIVISION NONE  
 FILING NA BLK — LOT —  
 OWNER UNION PACIFIC RAILROAD

TAX SCHEDULE NO. 2943-184-00-036  
NA - RAILROAD PROPERTY  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 330  
 SQ. FT. OF EXISTING BLDG(S) 430

ADDRESS 1416 DODGE STREET ROOM 430  
OMAHA, NE 68179  
 TELEPHONE 402-271-3719

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3  
 CONSTRUCTION

APPLICANT ECI  
 ADDRESS 1410 SO. 600 WEST  
WOODS CROSS, UT 84087  
 TELEPHONE 801-292-9954

USE OF ALL EXISTING BLDGS TELEPHONE EQUIPMENT  
 DESCRIPTION OF WORK & INTENDED USE: INSTALL ONE  
ADDITIONAL 11' X 30' PREFABRICATED, STATE  
APPROVED EQUIPMENT SHELTER. FENCE AREA  
& EXPAND

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1  
 SETBACKS: FRONT: 15 from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 5 from PL REAR: 10 from PL  
 MAXIMUM HEIGHT 40  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

LANDSCAPING/SCREENING REQUIRED: YES — NO X  
 PARKING REQUIREMENT: NA  
 SPECIAL CONDITIONS: —  
 CENSUS TRACT 8 TRAFFIC ZONE SS 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 [Signature] - AGENT FOR MCI Date 6/27/00  
 Department Approval [Signature] Date 7/7/00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>7.10.00</u>

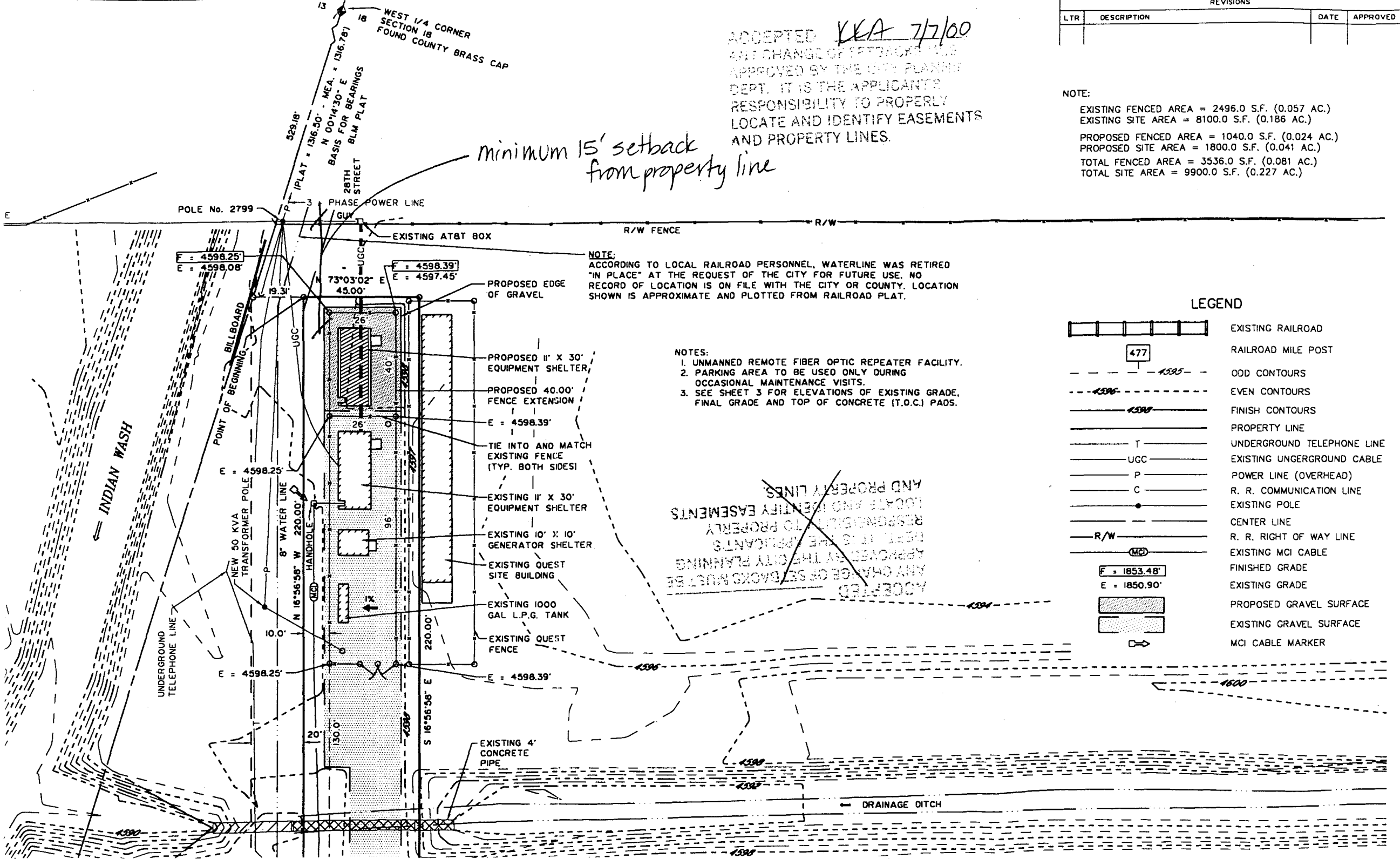
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

		REVISIONS	
LTR	DESCRIPTION	DATE	APPROVED

ACCEPTED *KKA 7/7/00*  
 ANY CHANGE OF SETBACKS MUST  
 BE APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

NOTE:  
 EXISTING FENCED AREA = 2496.0 S.F. (0.057 AC.)  
 EXISTING SITE AREA = 8100.0 S.F. (0.186 AC.)  
 PROPOSED FENCED AREA = 1040.0 S.F. (0.024 AC.)  
 PROPOSED SITE AREA = 1800.0 S.F. (0.041 AC.)  
 TOTAL FENCED AREA = 3536.0 S.F. (0.081 AC.)  
 TOTAL SITE AREA = 9900.0 S.F. (0.227 AC.)

*Minimum 15' setback  
 from property line*



NOTE:  
 ACCORDING TO LOCAL RAILROAD PERSONNEL, WATERLINE WAS RETIRED  
 "IN PLACE" AT THE REQUEST OF THE CITY FOR FUTURE USE. NO  
 RECORD OF LOCATION IS ON FILE WITH THE CITY OR COUNTY. LOCATION  
 SHOWN IS APPROXIMATE AND PLOTTED FROM RAILROAD PLAT.

- NOTES:  
 1. UNMANNED REMOTE FIBER OPTIC REPEATER FACILITY.  
 2. PARKING AREA TO BE USED ONLY DURING OCCASIONAL MAINTENANCE VISITS.  
 3. SEE SHEET 3 FOR ELEVATIONS OF EXISTING GRADE, FINAL GRADE AND TOP OF CONCRETE (T.O.C.) PAOS.

*ACCEPTED*  
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LEGEND

- EXISTING RAILROAD
- RAILROAD MILE POST
- ODD CONTOURS
- EVEN CONTOURS
- FINISH CONTOURS
- PROPERTY LINE
- UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND CABLE
- POWER LINE (OVERHEAD)
- R. R. COMMUNICATION LINE
- EXISTING POLE
- CENTER LINE
- R. R. RIGHT OF WAY LINE
- EXISTING MCI CABLE
- FINISHED GRADE
- EXISTING GRADE
- PROPOSED GRAVEL SURFACE
- EXISTING GRAVEL SURFACE
- MCI CABLE MARKER