

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>74070</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

(2943 - 184 - 00 - 036)

BUILDING ADDRESS 2805 I-70 B, Unit B TAX SCHEDULE NO. NA - (Railroad property)

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 253 (modular)

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT on lot SQ. FT. OF EXISTING BLDG(S) 1000 Approx.

OWNER Quest Communications NO. OF DWELLING UNITS: BEFORE 4 AFTER 5

ADDRESS 13952 Denver West Parkway CONSTRUCTION \_\_\_\_\_

TELEPHONE 303-445-7139 NO. OF BLDGS ON PARCEL: BEFORE 5 AFTER 6

APPLICANT Lynn Phillips Const. Co. CONSTRUCTION \_\_\_\_\_

ADDRESS 1525 N. 1<sup>st</sup> St., G.J., Co. 81501 USE OF ALL EXISTING BLDGS Fiber optics Communications

TELEPHONE 263-9291 DESCRIPTION OF WORK & INTENDED USE: Install new

Contractor # 2200340 concrete pad 10'11" x 25'5" for placement of a

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. non residential state certified modular facility,

for Telecommunications

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: 0 from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

SIDE: 0 from PL REAR: 0 from PL PARKING REQUIREMENT: 0 Approved under old

MAXIMUM HEIGHT 65' SPECIAL CONDITIONS: Code due to misdirection from

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ County Bldg. on jurisdiction (confusion over

annexation by City). City Fire Dept. Signed

CENSUS TRACT 8 TRAFFIC ZONE 55 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 Lynn J. Phillips Date 6/7/2000

Department Approval Gerstenberger Date 6/7/00

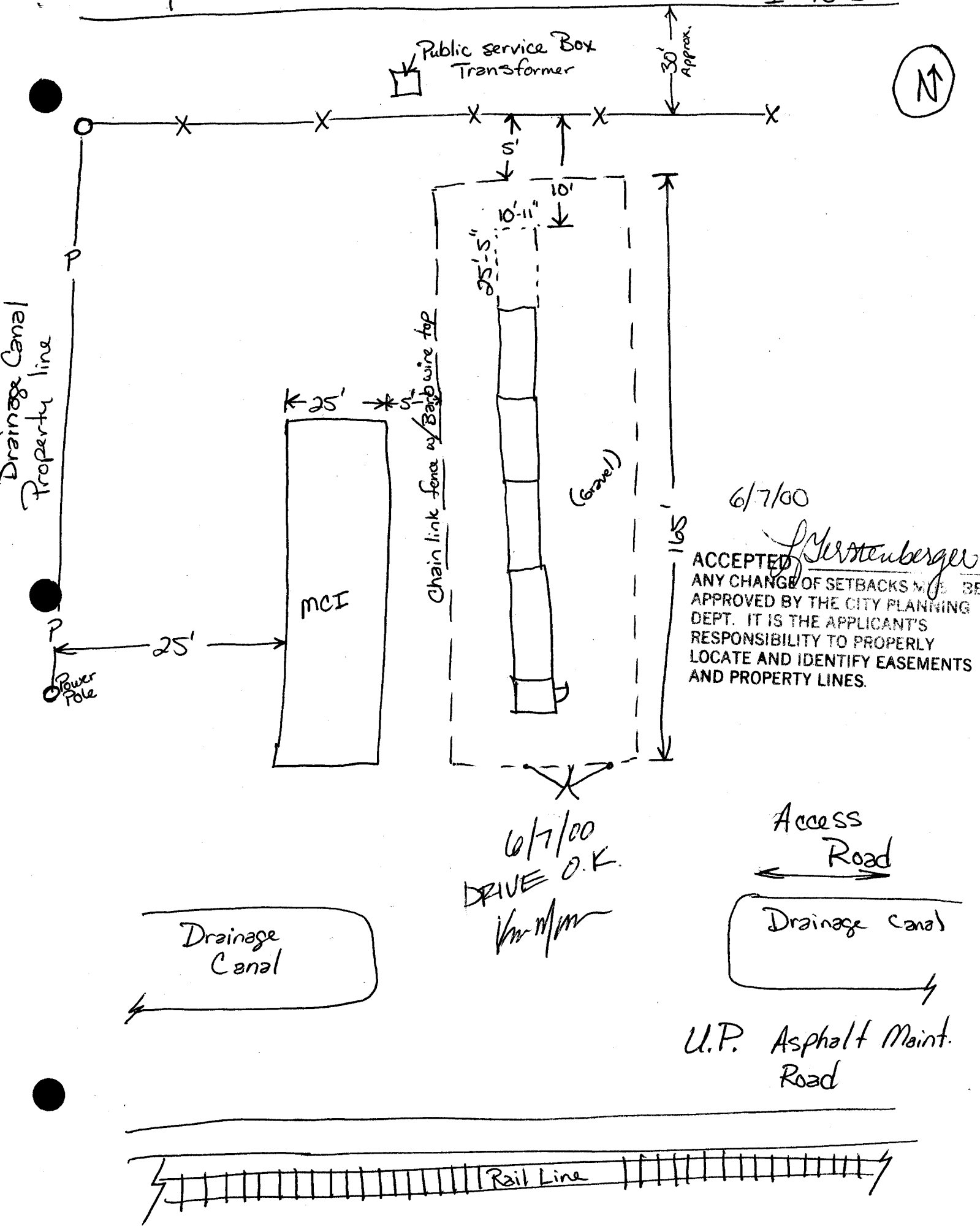
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>see above</u>
Utility Accounting	<u>u. Bensley</u>		Date <u>6/7/00</u>

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

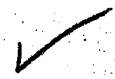
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# Site plan for 2805 I-70 B

I-70 B



# GRAND JUNCTION FIRE DEPARTMENT CLEARANCE FORM



RECEIVED:

DATE 3-10-00

TIME: 2:40

*\*Allow a minimum of ten (10) working days for plan review.*

JOB LOCATION: 2805 I-70 BUSINESS LOOP CONTACT NAME/PHONE: BRENT BARTEL / (303) 445-7118

BUSINESS NAME: QUEST NETWORK COMMUNICATIONS BUILDING USE: TELECOMMUNICATIONS SWITCHER

		DATE COMPLETED	TIME
1. PLAN REVIEW	<input checked="" type="checkbox"/> Stamped Building Plans <input type="checkbox"/> Minor Project	<u>3-10-00</u>	<u>2:45</u>
2. FIRE PROTECTION SYSTEM	<input type="checkbox"/> System Plans <input type="checkbox"/> Hydraulic Calculations <input type="checkbox"/> Component Cut Sheets <input type="checkbox"/> CO State Registration Form		
3. FIRE ALARM SYSTEM	<input type="checkbox"/> System Plans <input type="checkbox"/> Component Cut Sheets <input type="checkbox"/> Battery Calculations		
HOOD EXTINGUISHING SYSTEM	<input type="checkbox"/> System Plans <input type="checkbox"/> Component Cut Sheets		
5. SPRAY BOOTH	<input type="checkbox"/> Building Plans Extinguishing System: <input type="checkbox"/> Water <input type="checkbox"/> Chemical (see item 2)      (see item 4)		
6. KNOX-BOX REQUIRED	<input type="checkbox"/> YES <input type="checkbox"/> NO		

**REVIEW COMMENTS:**

\*All tests and inspections require a minimum of twenty four (24) hours advance notice.  
\*Fire Department approved plans must be on site during required inspections.

1) SUBMIT PLANS + SPECIFICATIONS FOR THE "FM" SUPPRESSION/DETECTION SYSTEM TO THE FIRE DEPARTMENT FOR OUR REVIEW/APPROVAL.

2) THE FIRE DEPARTMENT MUST BE CALLED TO WITNESS THE ACCEPTANCE TESTING OF THE SYSTEM AND FOR A FINAL INSPECTION. CALL AT 244-1414 TO SCHEDULE THE INSPECTION.

Completed By: Hank Masterson Date: 3-10-00 Time: 3:00 Data Input: \_\_\_\_\_

AFTER REVIEW IS COMPLETED PLEASE SIGN BELOW

Applicant's Signature: [Signature] Date: 03/10/2000 Fee: No Fee Paid: \_\_\_\_\_

I have read and understand the review comments and requirements.