

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

BLDG PERMIT NO. <u>76951</u>
FILE #

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 464 Main St.
 SUBDIVISION Original town site
 FILING _____ BLK 103 LOT 17018
 OWNER HR Adventures LLC
 ADDRESS 101 S. 3rd Ste 360
 TELEPHONE _____

TAX SCHEDULE NO. 2945-143-16-018
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 SQ. FT. OF EXISTING BLDG(S) _____
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Commercial

APPLICANT Stony Washburn, HighSpeed.com
 ADDRESS 8200 Park Meadows Ste 8220
Littleton, CO 80206
 TELEPHONE (720) 895-9514

DESCRIPTION OF WORK & INTENDED USE: Communications
Hub on rooftop - Highest Antenna
is 8'8" Above Roof Line

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 B-2
 SETBACKS: FRONT: _____ from Property Line (PL) or
 _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT 10' Above Roof Line
 MAXIMUM COVERAGE OF LOT BY STRUCTURES NA

LANDSCAPING/SCREENING REQUIRED: YES _____ NO
 PARKING REQUIREMENT: N/A
 SPECIAL CONDITIONS: see CH 4, PG 2
 CENSUS TRACT 1 TRAFFIC ZONE 42 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]
 Department Approval [Signature]

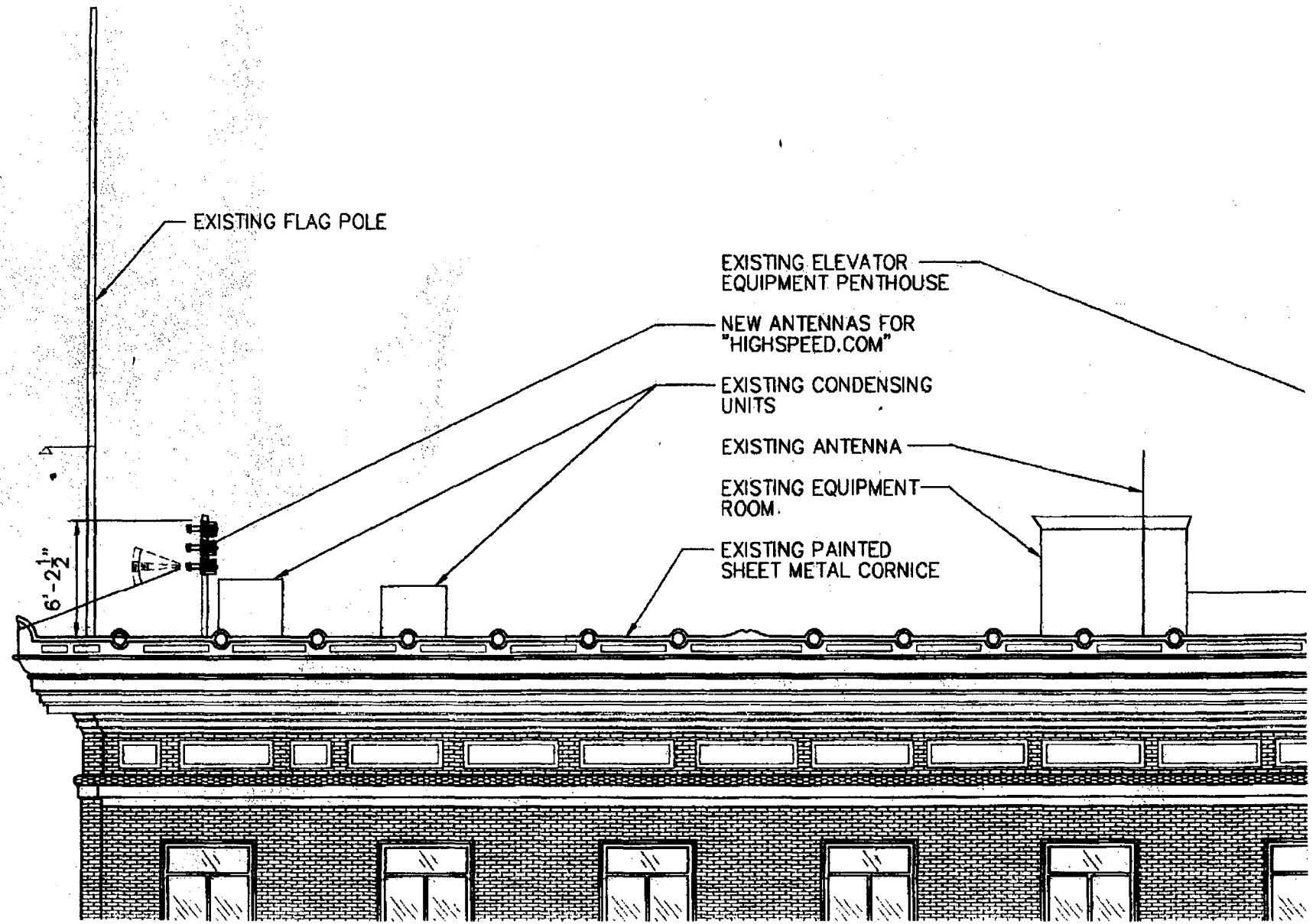
Date 8/23/00
 Date 8/23/00

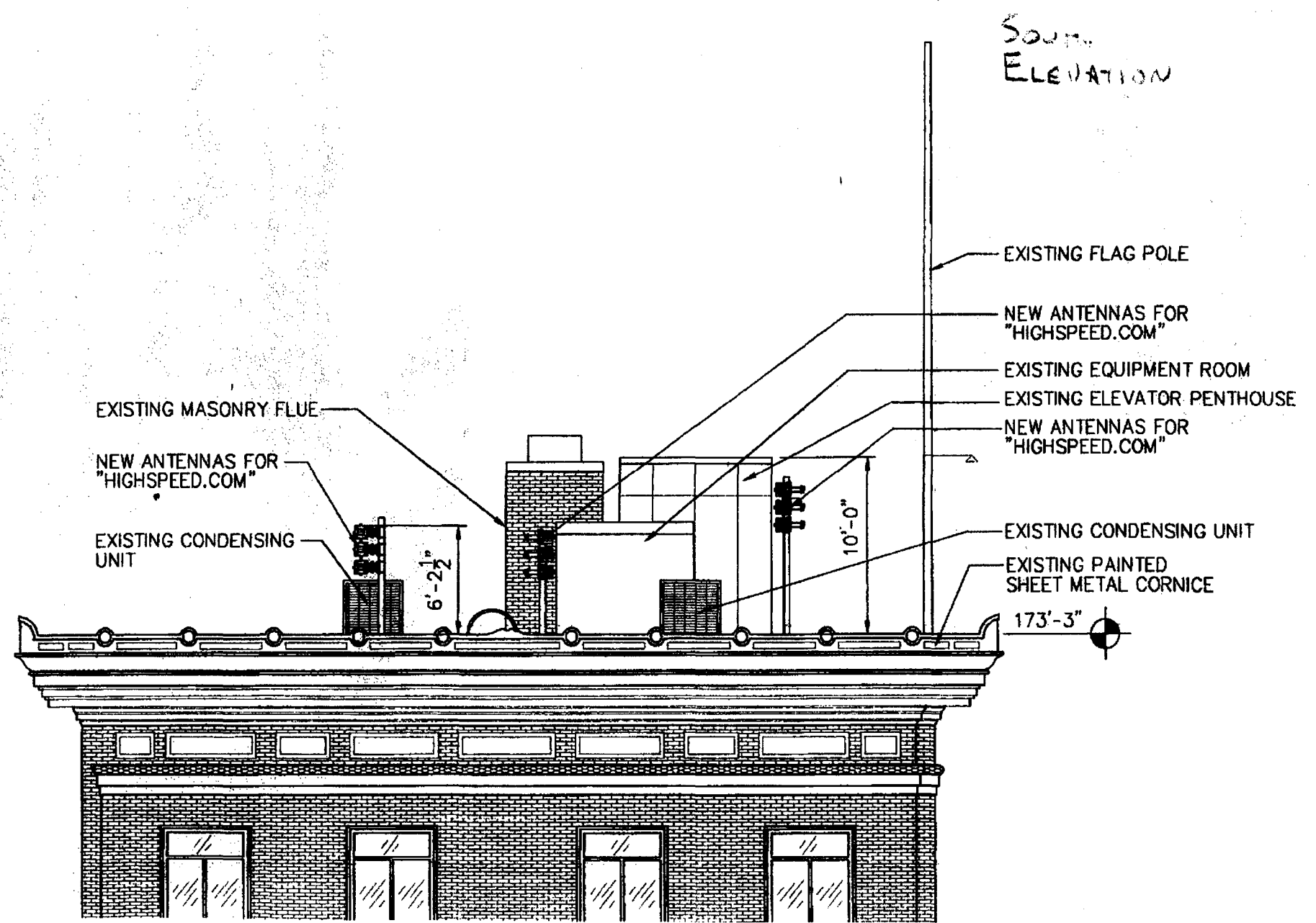
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>8/23/00</u>

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

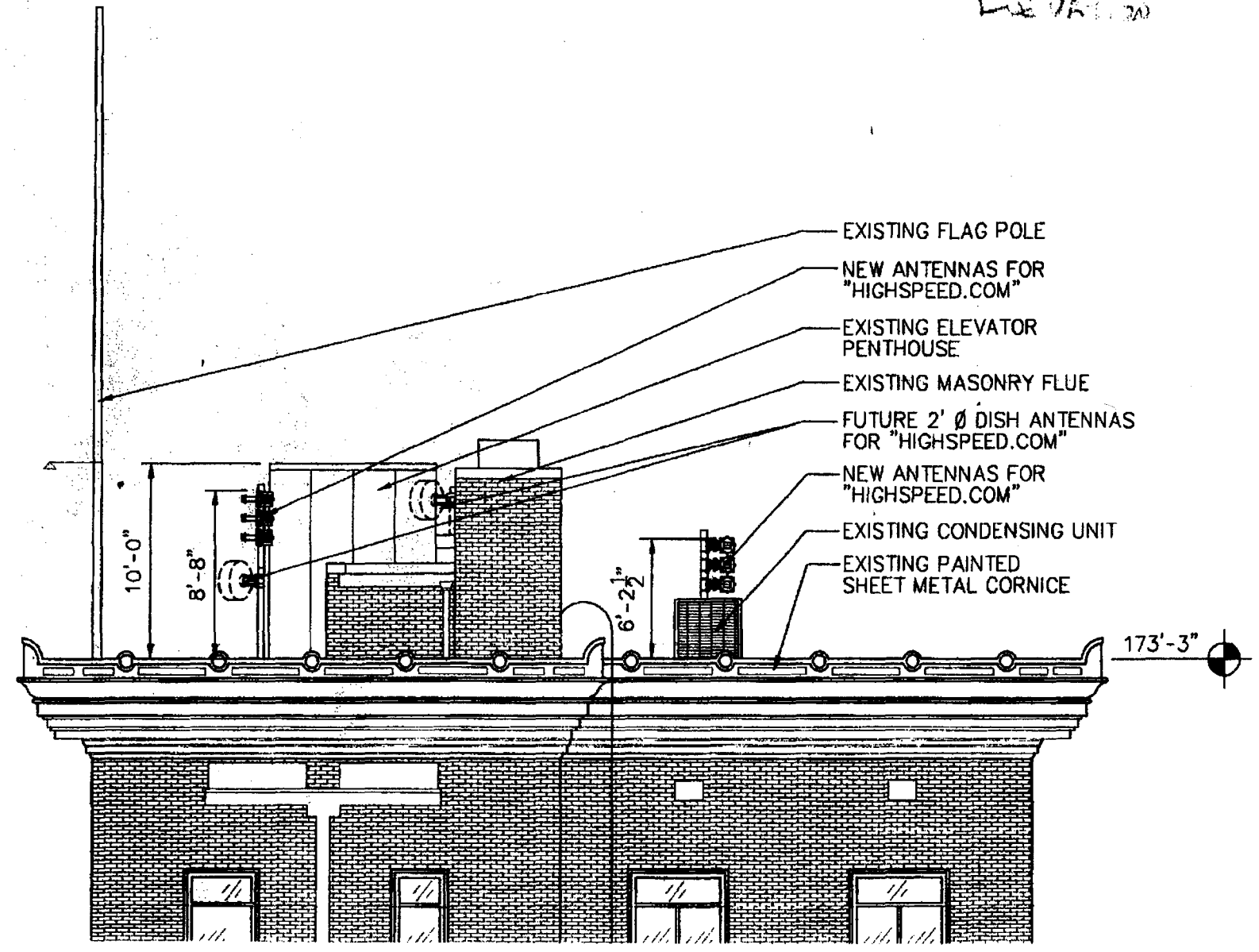
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PARTIAL EAST ELEVATION





NORTH
ELEVATION



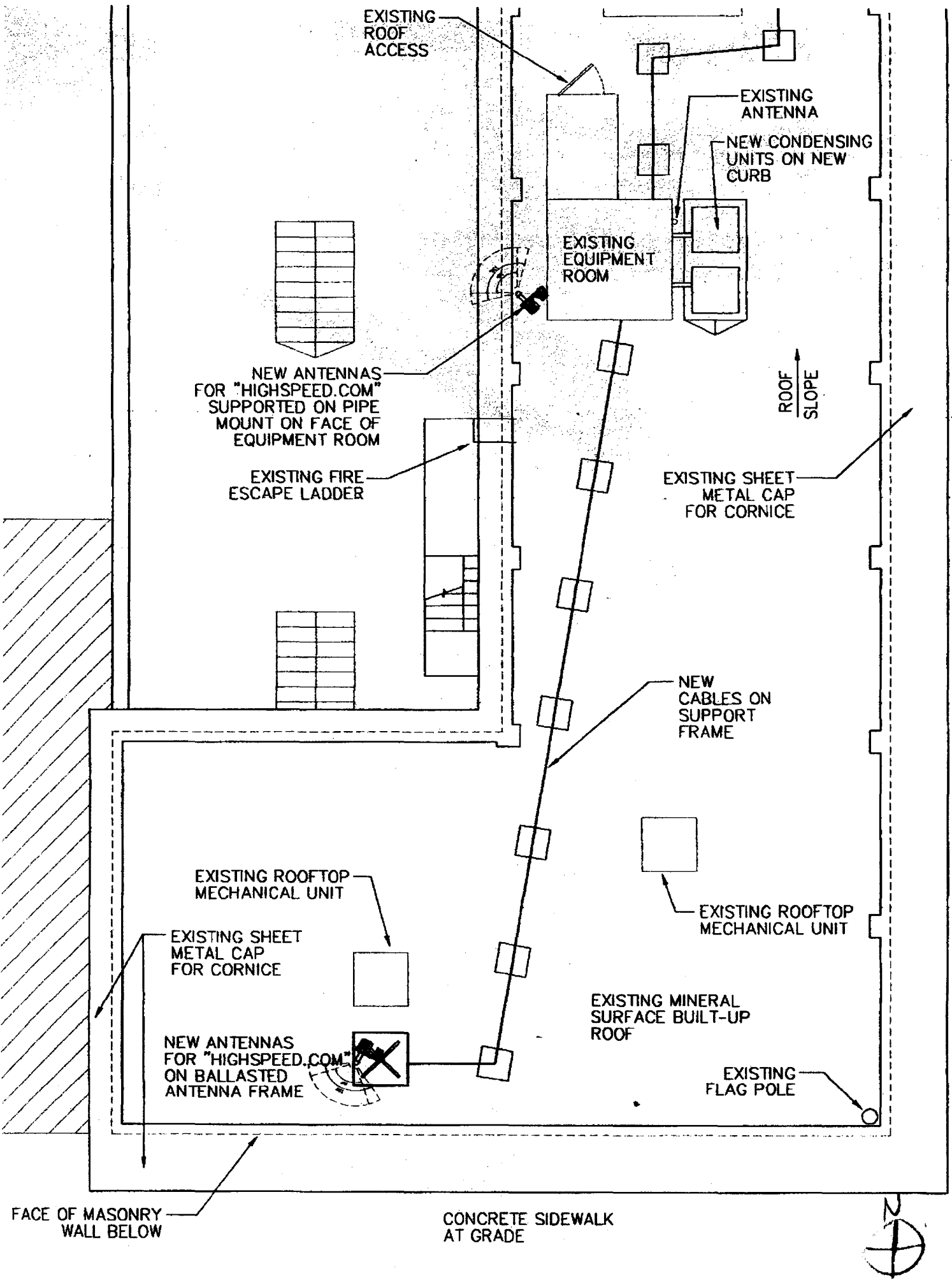
- EXISTING FLAG POLE
- NEW ANTENNAS FOR "HIGH SPEED.COM"
- EXISTING ELEVATOR PENTHOUSE
- EXISTING MASONRY FLUE
- FUTURE 2' Ø DISH ANTENNAS FOR "HIGH SPEED.COM"
- NEW ANTENNAS FOR "HIGH SPEED.COM"
- EXISTING CONDENSING UNIT
- EXISTING PAINTED SHEET METAL CORNICE

10'-0"

8'-8"

6'-2 1/2"

173'-3"



ALLEY



EXISTING CONCRETE ALLEY AT GRADE

EXISTING MASONRY FLUE

FUTURE 2' Ø DISH ANTENNA

FUTURE 2' Ø DISH ANTENNAS

NEW ANTENNAS FOR "HIGHSPEED.GOM" ON PIPE MOUNT FRAME SUPPORTED ON EXISTING ROOF CURB.

LOWER ROOF

EXISTING ROOFTOP MECHANICAL UNITS

NEW CABLES Ø SUPPORT FRAME

FACE OF MASONRY WALL BELOW

ELEVATOR PENTHOUSE

UP

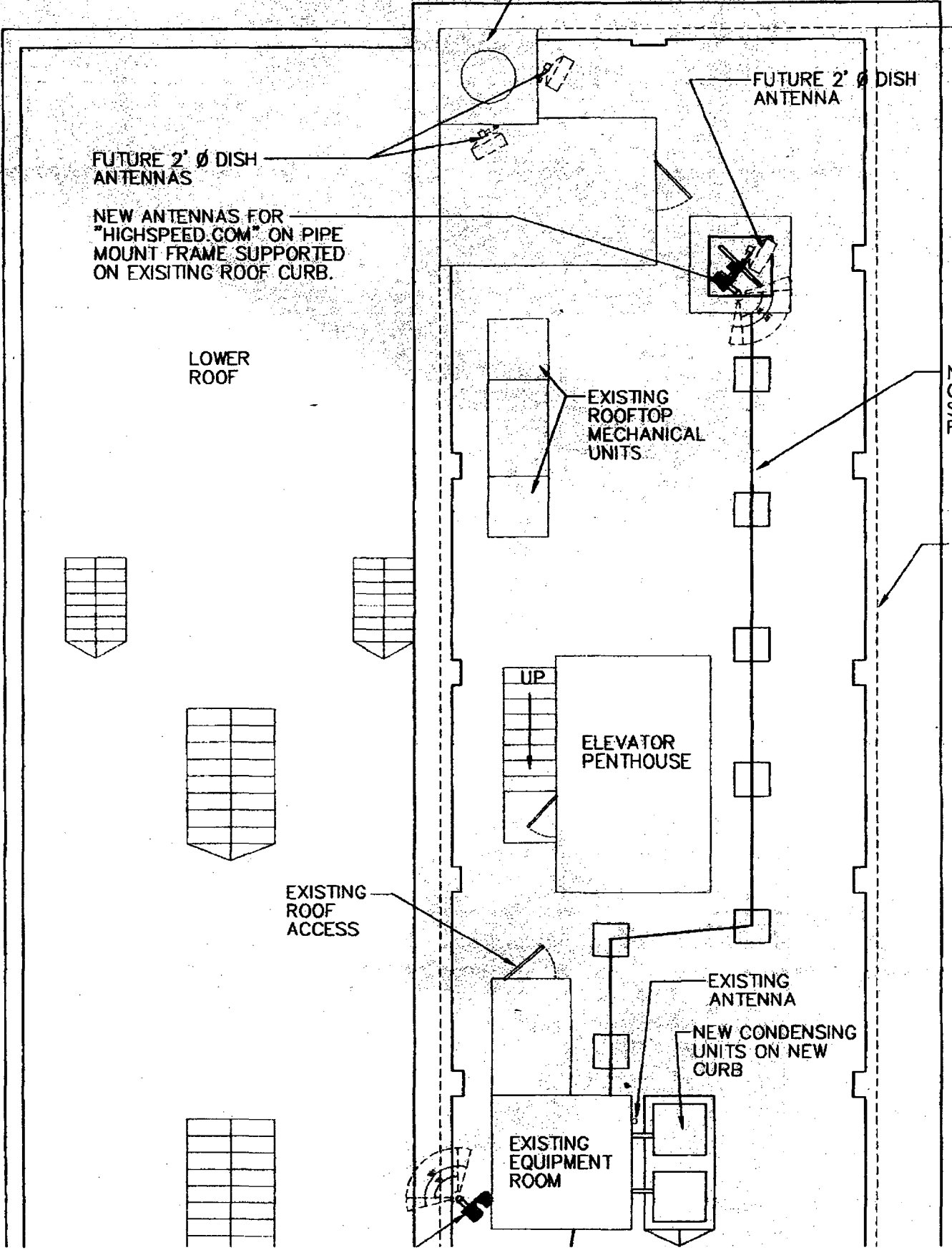
EXISTING ROOF ACCESS

EXISTING ANTENNA

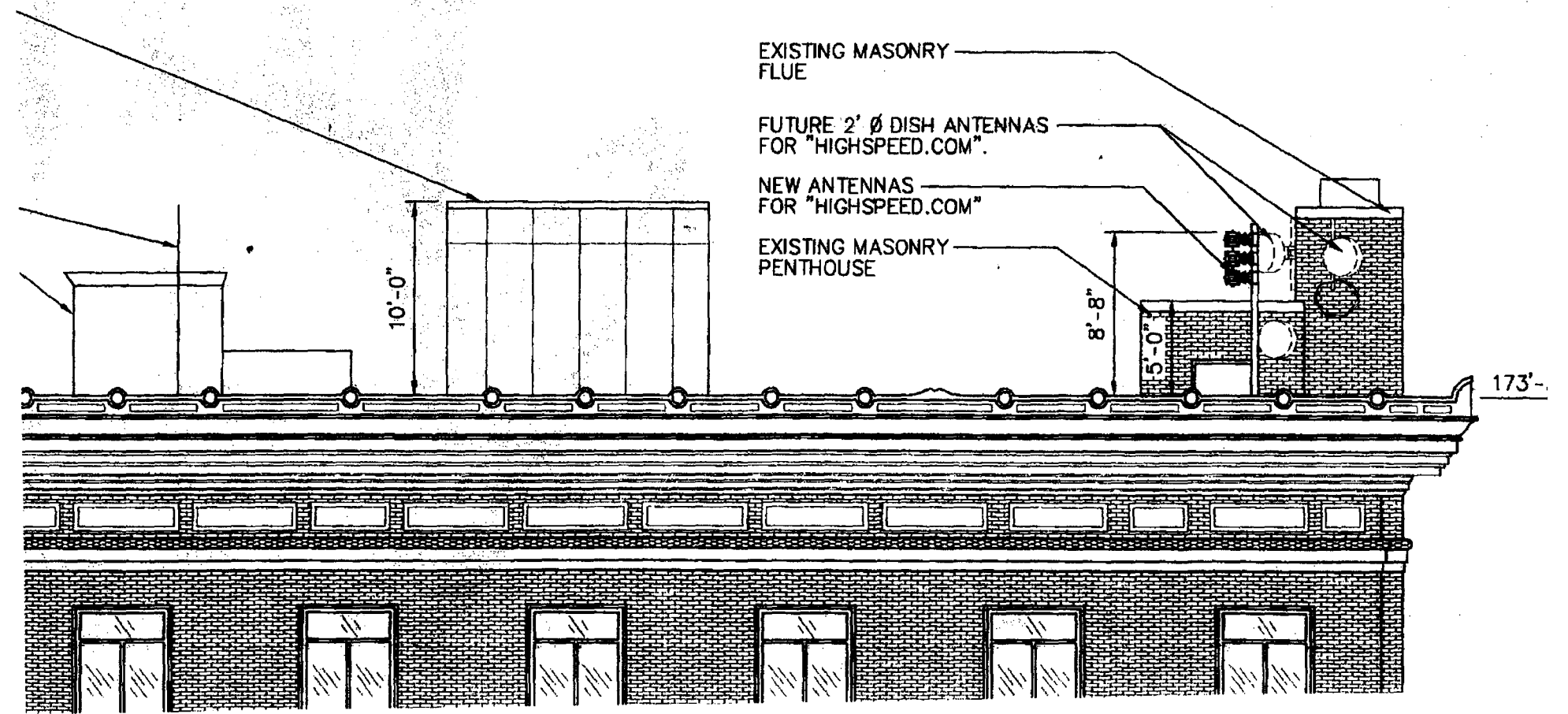
NEW CONDENSING UNITS ON NEW CURB

EXISTING EQUIPMENT ROOM

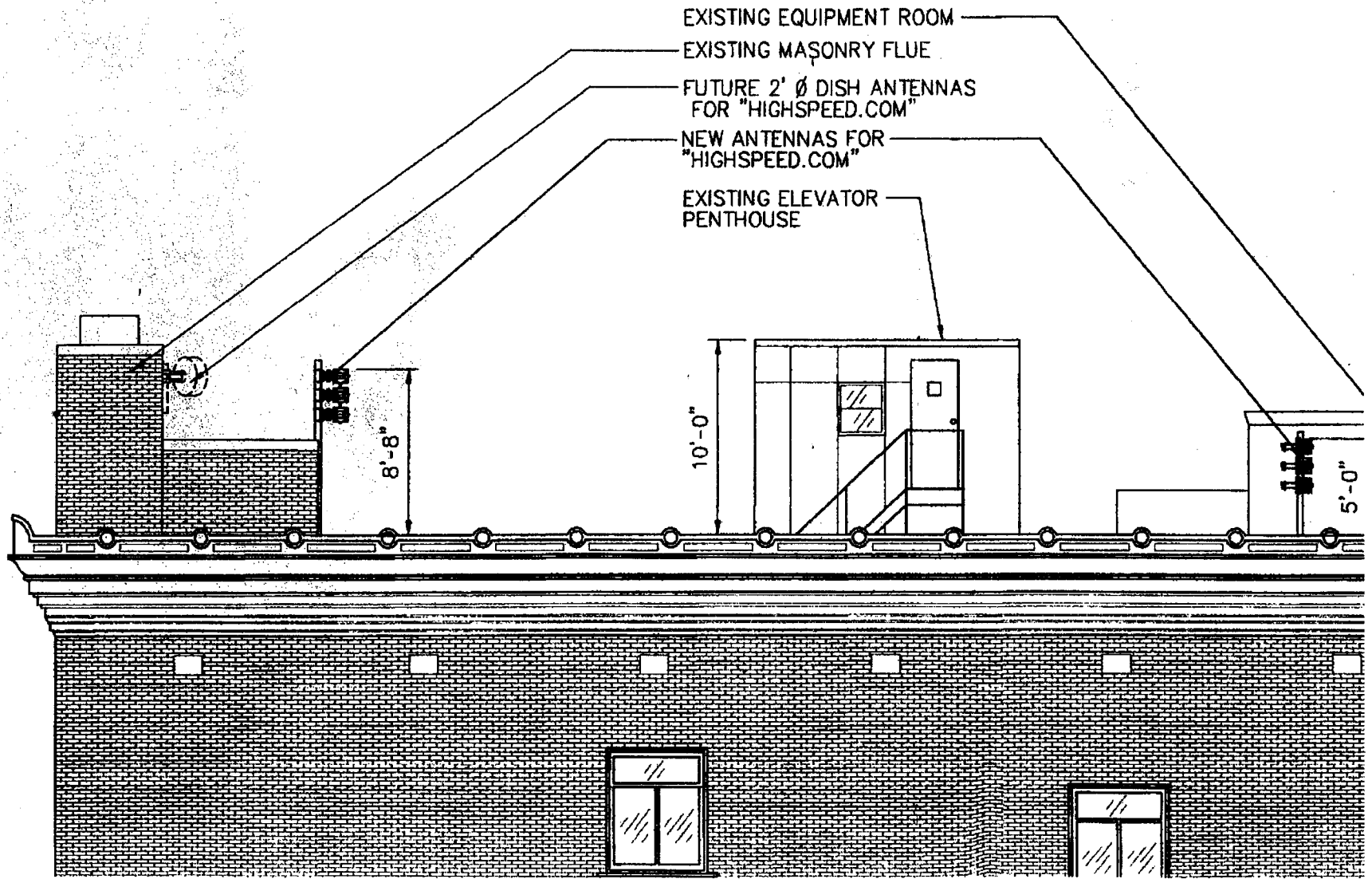
CONCRETE SIDEWALK AT GRADE



PARTIAL EAST ELEVATION



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION

