

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

BLDG PERMIT NO. <u>77799</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

SUBDIVISION CITY

FILING \_\_\_\_\_ BLK 103 LOT 17218

OWNER H R ADVENTURES LLC

ADDRESS 1015 3RD ST UNIT 360  
CO. CO 81501

TELEPHONE \_\_\_\_\_

APPLICANT NICH Colorado Inc "CLEARTRAK"

ADDRESS 1600 STE AV. SUITE 10 CO. CO 81501 ANTENNA

TELEPHONE 970-234-7600

TAX SCHEDULE NO. 2945-143-16-018

SQ. FT. OF PROPOSED BLDG(S)/ADDITION - 0 -

SQ. FT OF EXISTING BLDG(S) 6,250 sq. FT

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER 0 -  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER 0 -  
CONSTRUCTION

USE OF ALL EXISTING BLDGS OFFICE

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

✓ 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: 15' from Property Line (PL) or  
\_\_\_\_\_ from center of ROW, whichever is greater  
SIDE: 0' from PL REAR: 0' from PL

MAXIMUM HEIGHT 65'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 4. FAR

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

PARKING REQUIREMENT: n/a

SPECIAL CONDITIONS: paint antenna same  
color as building, will not protrude over <sup>existing</sup> height.

CENSUS TRACT 41 TRAFFIC ZONE 2 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]

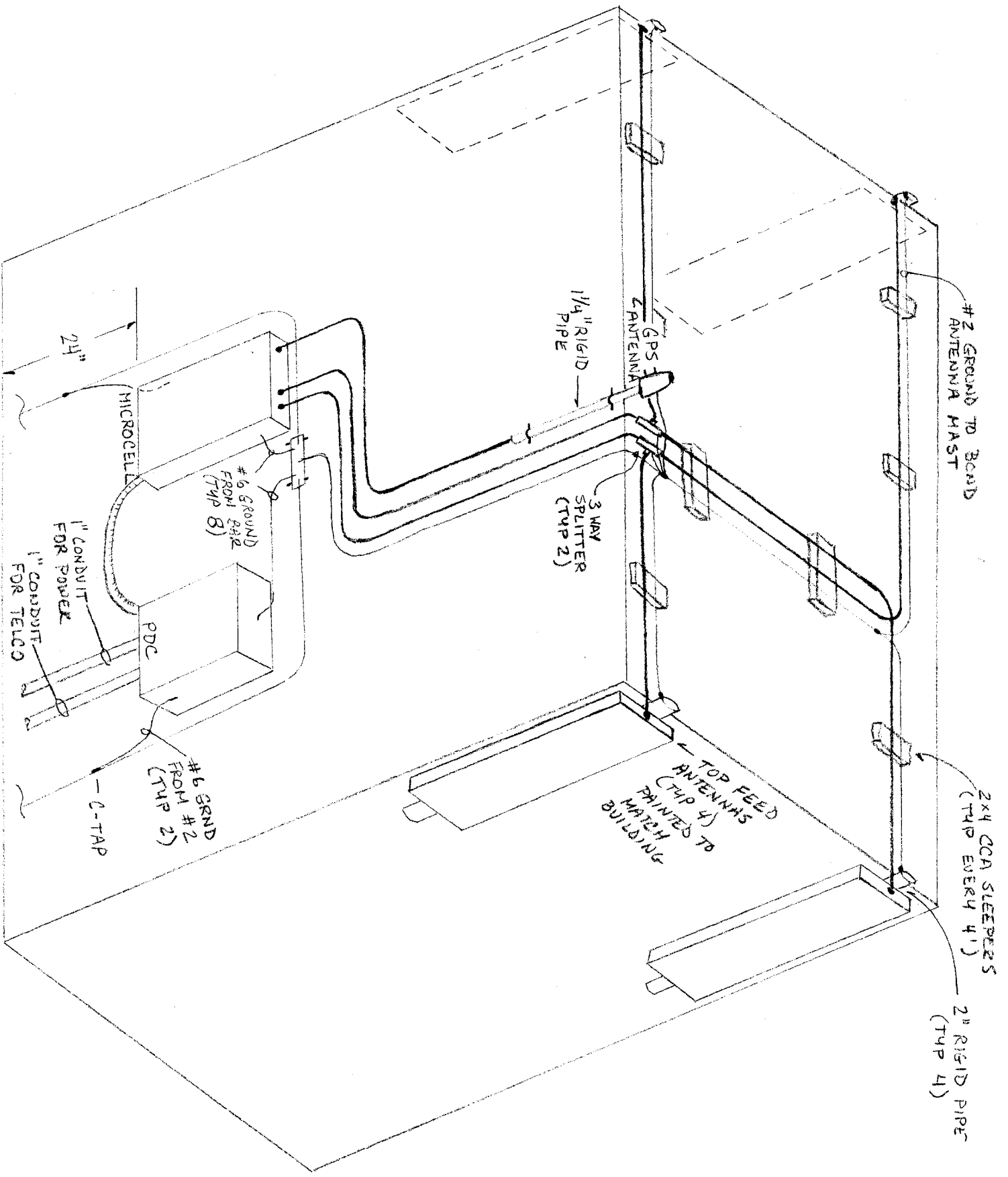
Date 11-17-00

Date 11-17-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>11-17-00</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)



#2 GROUND TO BAND ANTENNA MAST

1/4" RIGID PIPE

GPS ANTENNA

3 WAY SPLITTER (TYP 2)

2x4 OCA SLEEPERS (TYP EVERY 4')

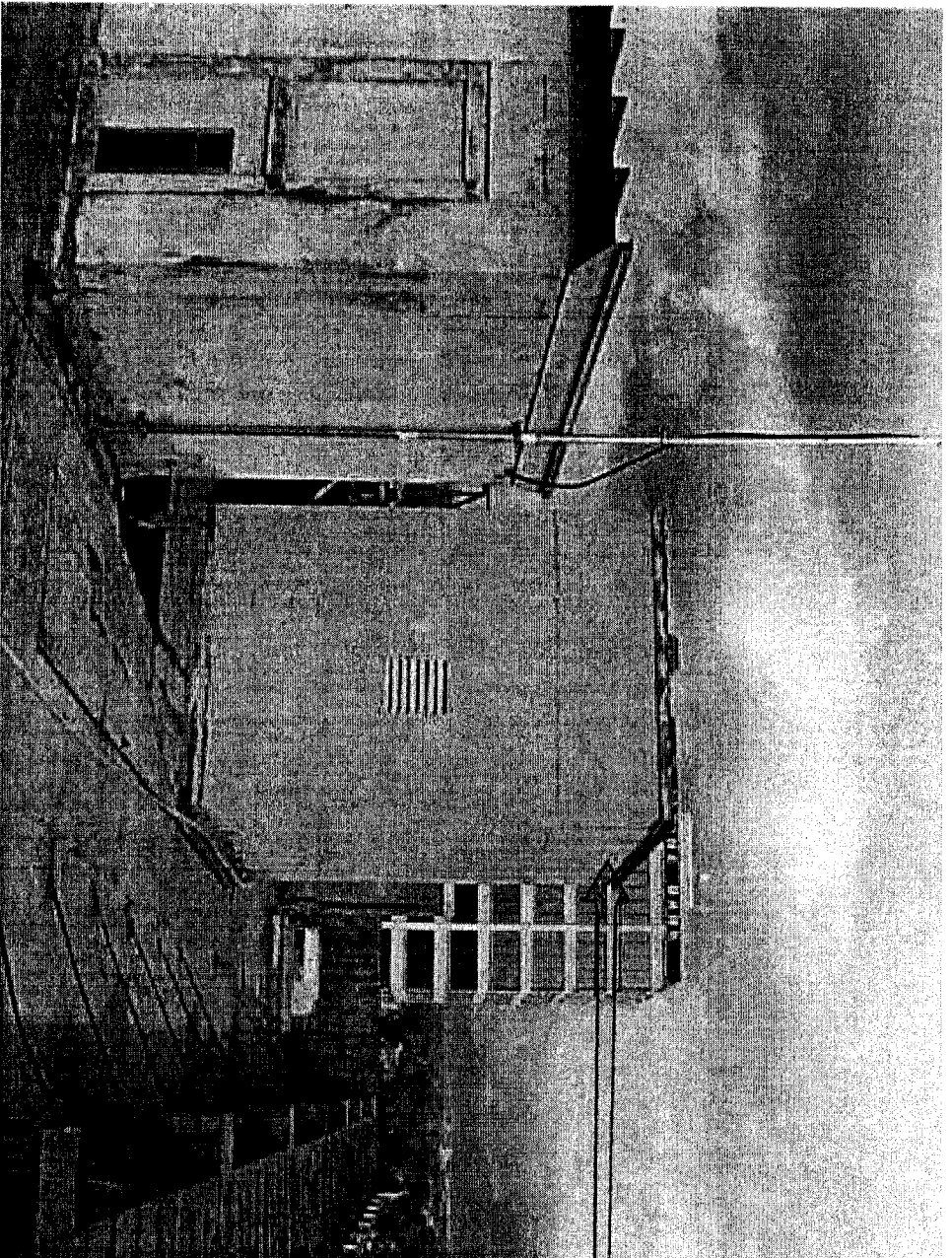
TOP FEED ANTENNAS (TYP 4) PRINTED TO MATCH BUILDING

2" RIGID PIPE (TYP 4)

#6 GND (FROM #8) (TYP 8)

#6 GND (FROM #2) (TYP 2)

2 1/2" MICROCELL  
 1" CONDUIT FOR POWER  
 1" CONDUIT FOR TELCO  
 PDC  
 C-TAP



Proposed micros Install

Lat: 39-04-04

Long: 108-33-53.1

Building use: Elevator Equip.

Height: 14'

Length: 14' 1/2"

width: 8' 10"

Building Height = 66' 2"

## Equipment Overview

### Flexent™ CDMA Microcell

The Flexent CDMA Microcell is a compact, self-contained unit, suitable for indoor and outdoor operation, that can be mounted on poles or walls.

The CDMA Microcell implements the requirements for the air interface as found in IS-95A and IS-97A (cellular band), and ANSI J-STD-008 and J-STD-019 (PCS band).

Figure 1 shows the Flexent CDMA Microcell, along with its dimensions and weight.

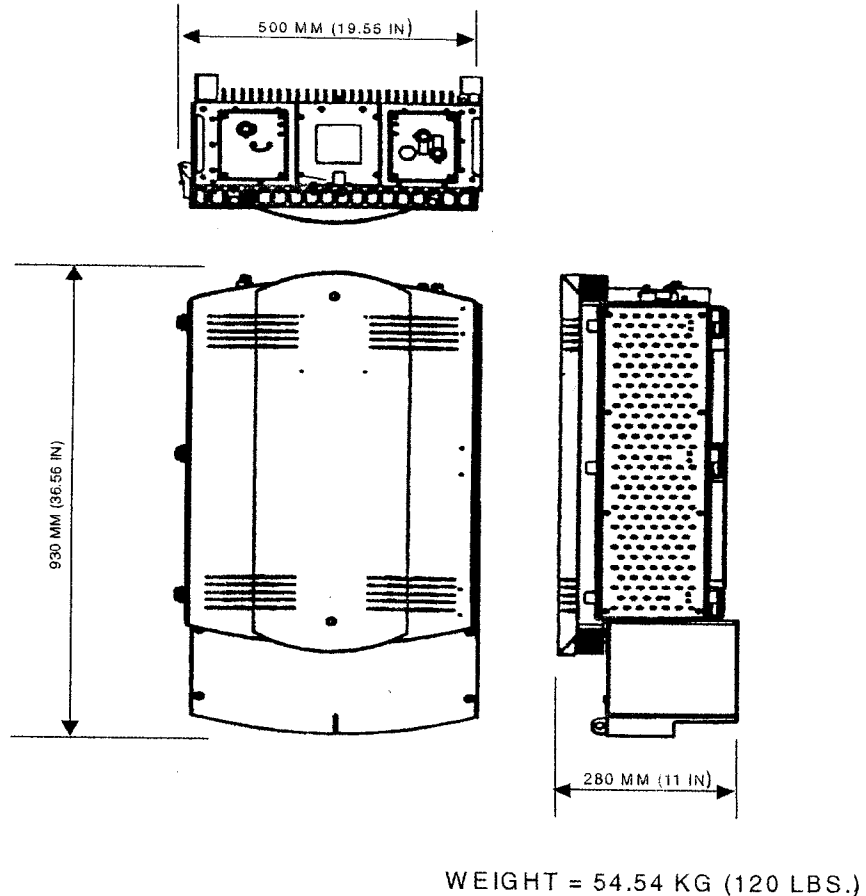
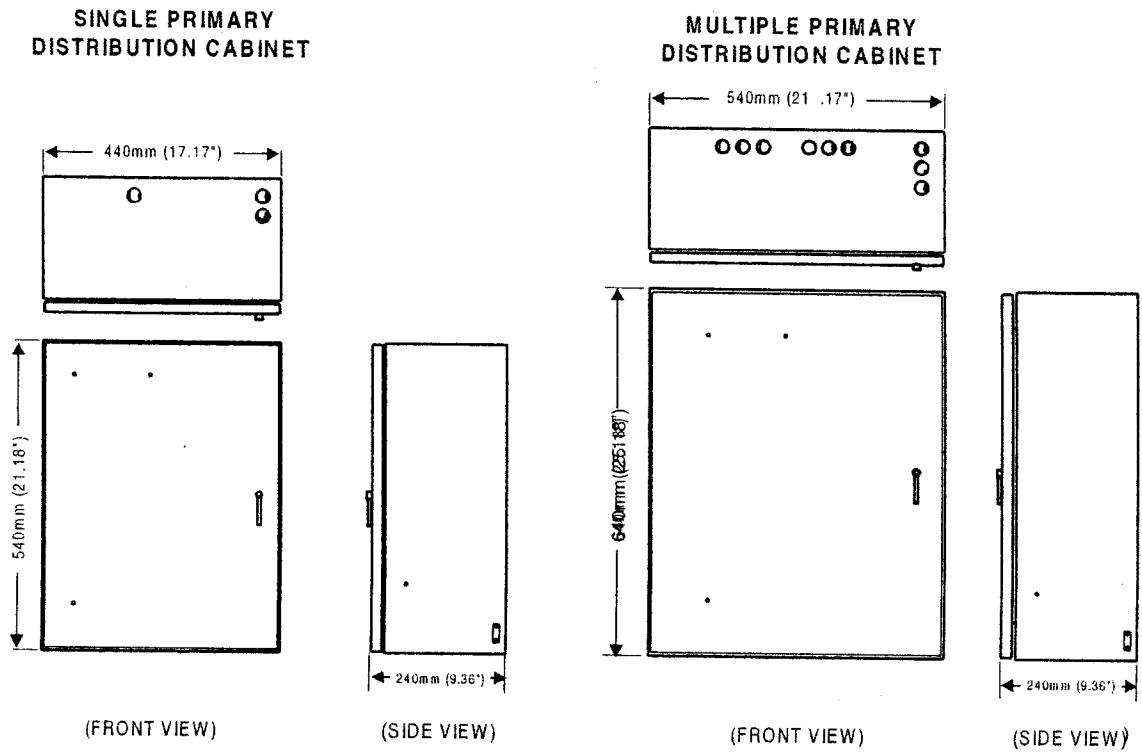


Figure 1. Flexent™ CDMA Microcell with Dimensions and Weight

Lucent Technologies — Proprietary  
See notice on first page

Figure 2 shows the Single PDC and Multiple PDC with dimensions and weights.



SINGLE PDC WEIGHT = 12.27 KG (27 LBS)

MULTIPLE PDC WEIGHT = 19.32 KG (42.5 LBS)

Figure 2. Single and Multiple PDC with Dimensions and Weight