

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

BLDG PERMIT NO. <u>73655</u>
FILE #

PLANNING CLEARANCE

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

Handwritten initials

36039-4378

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 820 North Ave
 SUBDIVISION Grand Junction
 FILING _____ BLK _____ LOT _____
 OWNER Red Nublett
 ADDRESS 3284 6⁷/₁₀ RD PARISADE
 TELEPHONE 464-0857
 APPLICANT Same
 ADDRESS Same
 TELEPHONE _____

TAX SCHEDULE NO. 2945-114-19-017
 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 _____
 DESCRIPTION OF WORK & INTENDED USE: Construction of 48' Communication Tower

023

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 C-1
 SETBACKS: FRONT: _____ from Property Line (PL) or 55 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10 from PL
 MAXIMUM HEIGHT 40 (excluding tower)
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 5 TRAFFIC ZONE 33 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] Date 1/20/2000
 Department Approval [Signature] Date 1/20/2000

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>No chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/20/00</u>

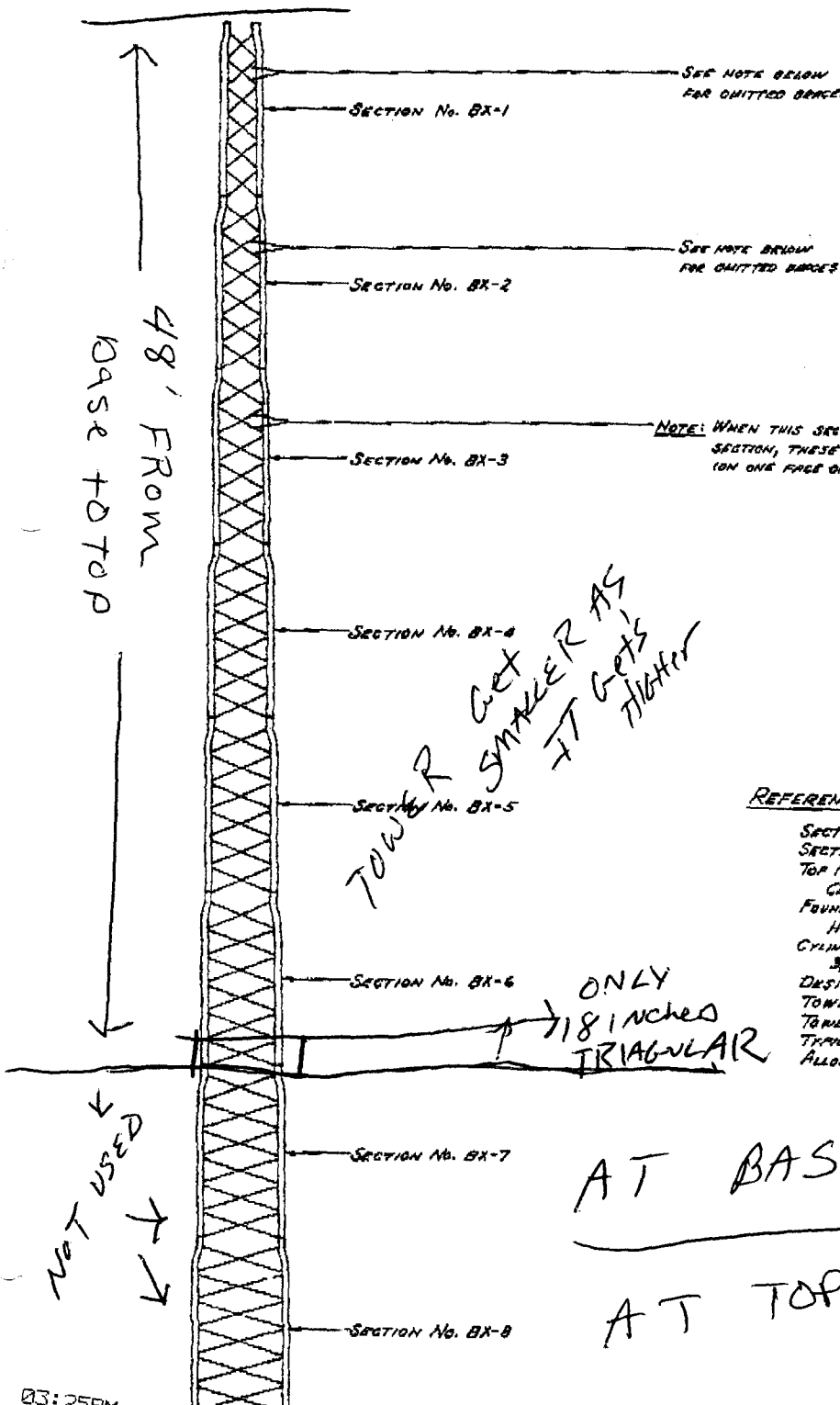
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

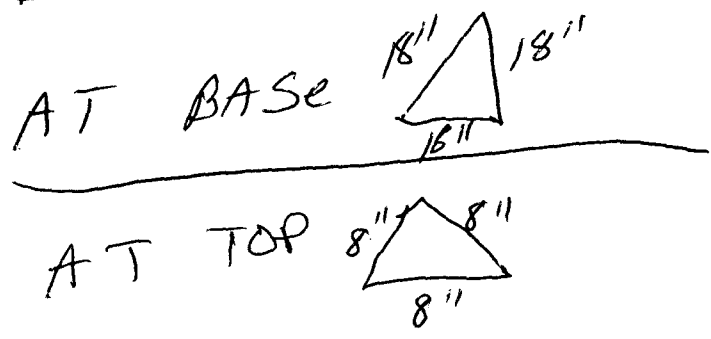
ACCEPTED *Y. N. Oragon 1/20/00*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NO.	DESCRIPTION	REVISIONS	DATE BY
	ROHN[®] MANUFACTURING		
	DIVISION OF 		
TITLE	BX SERIES TOWER (SECTIONS 1 THRU 8) TYPICAL 64' TOWER		
THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.			
SCALE	AS SHOWN	PROJECT	
DATE	6-6-75	DRAWN BY	AEJ
DATE	2-2-76	CHECKED BY	BO
DATE	2-18-76	APPROVED BY	BO
DATE	3-19-76		
DWG. NO.	C-750428		

PRINTED IN U.S.A.

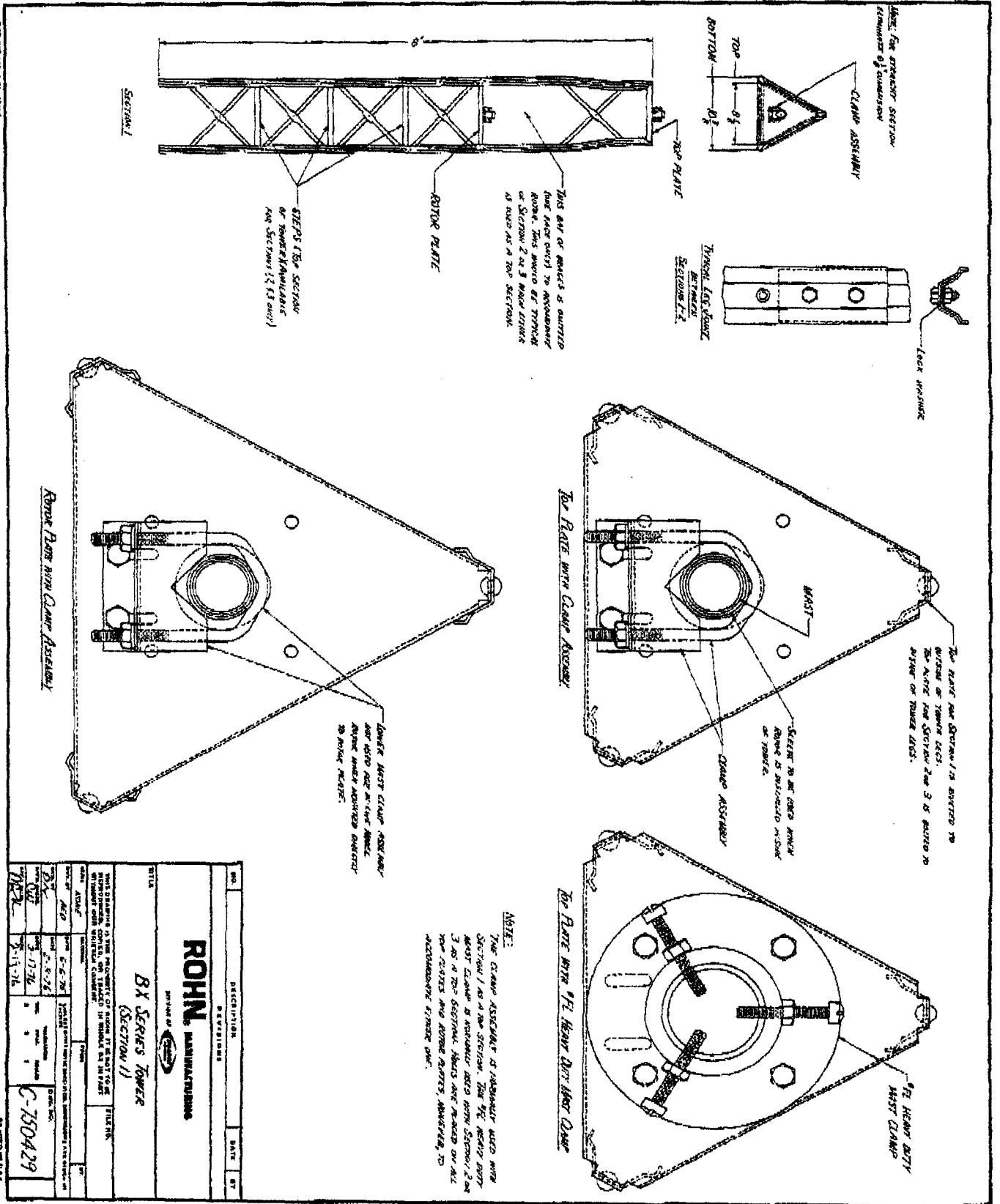


REFERENCE DRAWINGS:
 SECTION No. 1: DWG. No. C-750429.
 SECTIONS 2 THRU 8: DWG. No. C-750430.
 TOP PLATE, ROTOR PLATE, & MAST
 CLAMPS: DWG. No. C-750439.
 FOUNDATION & ANCHOR BOLT SETTING FOR
 HINDED CONCRETE BASE: DWG. No. C-760099.
 CYLINDER BASE INSTALLATION FOR SECTIONS
 3, 4, 5 & 6: DWG. No. C-750409-R2.
 DESIGN ASSUMPTIONS: DWG. No. A-750005.
 TOWER SECTION PROPERTIES: DWG. No. B-760096.
 TOWER DESIGN DATA: DWG. No. B-760025.
 TYPICAL TOWER ANALYSIS: DWG. No. A-760000.
 ALLOWABLE ANTENNA LOADS: DWG. No. A-760001.



820 N. AVE

BX-11



NO.	DESCRIPTION	DATE	BY

ROHN MANUFACTURING

DIVISION OF

BX SERIES TOWER (SECTION 1)

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROHN MANUFACTURING.

DATE	REV.	DESCRIPTION	BY
12-13-76	1		
12-13-76	2		
12-13-76	3		

C-750429

PRINTED IN U.S.A.

CYBERSPOT INTERNET CAFE
820 North Ave
Grand Junction, CO 81501

January 4, 2000

TO: Grand Junction Community Development

Dear Kristen:

I am writing this letter to you in regard to your request for more information for consideration of our request to construct a 48 foot tower on our property at 820 North Ave, Grand Junction.

Our proposed tower application serves two purposes. First of all, CyberSpot is under contract to provide internet service to KREX Television. To do so, we must have a clear line of sight to the KREX Television tower. Clear line of sight means just that - no obstructions. Right now there is a 35 foot tree in our path. To reach the KREX tower, we must be above the tree that is in our path.

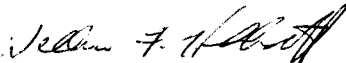
In addition to CyberSpot using this tower, the tower will be available for Co-location services. Another business in our building is Grand Valley Internet. GVII would like to install a small Antenna on this tower also. This can serve for expansion of their current services.

This tower would be used to furnish wireless internet services to KREX. It will not be used for providing commercial telephone or television services. This is a triangular tower, 24 inches in width at the base and 48 ft. in height. This is a tapered tower. (width of tower sections taper 4" at base and 2" every 8 feet thereafter). This would be installed on our property and behind our building at 820 North Avenue. For maximum safety, we would install a concrete slab 4'x4'x3' as suggested per manufacturers specifications. We would also fasten the tower to the side of the building. This is a very low profile and unobtrusive tower identical to a ham radio tower that one would find on many residential homes in the Grand Valley.

As you know, we had contacted the Community Development regarding this project months ago. We had approval from them at that time to construct this tower. We were told that we only had to pay a \$10.00 fee and pick up a permit before we could construct the tower. This tower has been on backorder for several months. Once we received the tower, we found that the ordinance had changed. I would greatly appreciate it you can help us get our waiver for construction.

Sincerely,

CYBERSPOT INTERNET CAFÉ



William F. Hubbart

To whom it may concern;

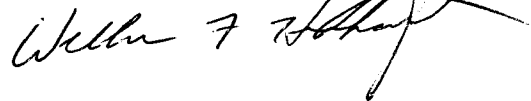
I am one of the owners at the building located at 820 North Ave, in Grand Jct. I am also An owner in the CyberSpot Café at the same location. I am writing to you for request of a Waiver so that I might construct a 48' tower on my premises. Earlier in the year I asked You for permission to construct this tower, and I was awarded an ok to do so. My tower was on back order. When I received my tower from the manufacture I went down to your city offices to obtain my waiver, and I was told that I couldn't have it because of some new legislation that was adopted by the city counsel.

I would like to point out that construction of this tower is imperative for the continued operation of my business, and that in fact this is one of the reasons why my partners, and I bought this building in the first place. Before buying this building I had asked Community development if there would be any problem putting this tower up. I was assured that there would not be a problem.

The tower I wish to construct is triangular only about 18" in width. This tower is in the same classification as Amateur radio. The same type of tower that you would see constructed at several Grand Valley businesses in the valley.

I have included with the letter the technical specs on the tower from the manufacture. Please review, and get back with me as soon as possible. My name is William Hubbartt. Address is 820 North Ave. Grand Jct, CO 81501. Phone number 970-257-9032. Thank you very much for cooperation, and assistance in the matter.

Cordially,



William Hubbartt
CyberSpot Internet Cafe

*Broadcast
vs. telecommunications*