

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

PERMIT NO. <u>82024</u>
FILE # <u>NSP - 2001 - 135</u>

## PLANNING CLEARANCE

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

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1151 ELM AVE.

SUBDIVISION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER MESA STATE COLLEGE

ADDRESS 100 NORTH AVE. GRAND JUNCTION CO. 81501

TELEPHONE (970) 248-1405

APPLICANT ALAMOSA PROPERTIES L.P.

ADDRESS P.O. BOX 60940 LUBBOCK, TX. 79464

TELEPHONE (913) 253-7678

TAX SCHEDULE NO. 2945-114-00-929

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 STUDENT CENTER

DESCRIPTION OF WORK & INTENDED USE: ADD 20' OF TOWER HEIGHT TO EXISTING FM RADIO STATION TOWER. PLACE ALAMOSA PCS ANTENNA ARRAY TO NEW SECTION.

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

X

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE \_\_\_\_\_

SETBACKS: FRONT: N/A from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

MAXIMUM HEIGHT 120' FROM GROUND LEVEL

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

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

PARKING REQUIREMENT: NO

SPECIAL CONDITIONS: NONE

CENSUS TRACT 5 TRAFFIC ZONE 32 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 Chad Stupp

Department Approval Bill Nitz

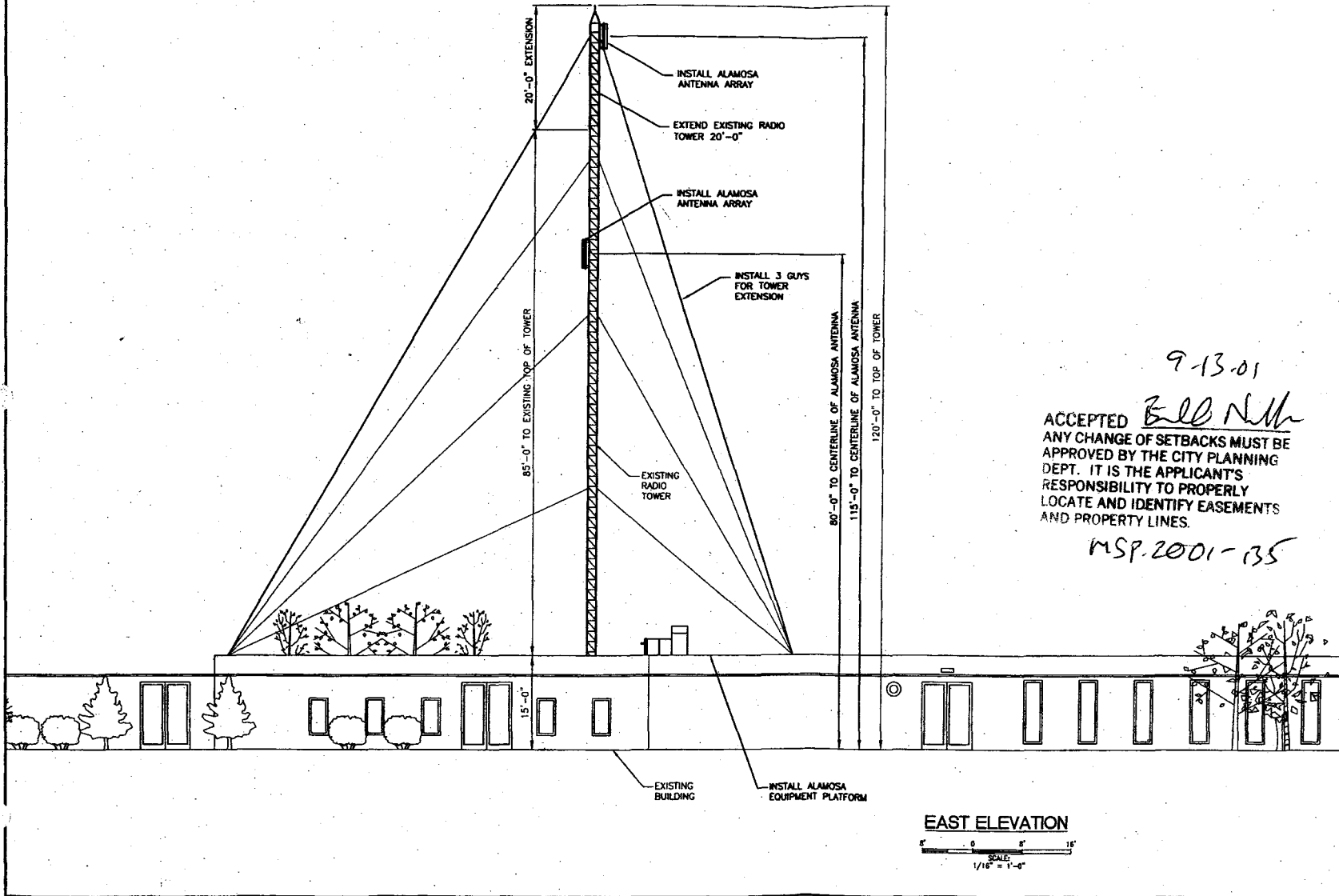
Date 06/18/01

Date 9-13-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>TOWER ONLY</u>
Utility Accounting <u>Marshall Cole</u>			Date <u>9/13/01</u>

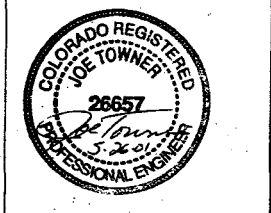
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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



9-13-01  
 ACCEPTED *Bill N...*  
 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.  
 MSP.2001-135

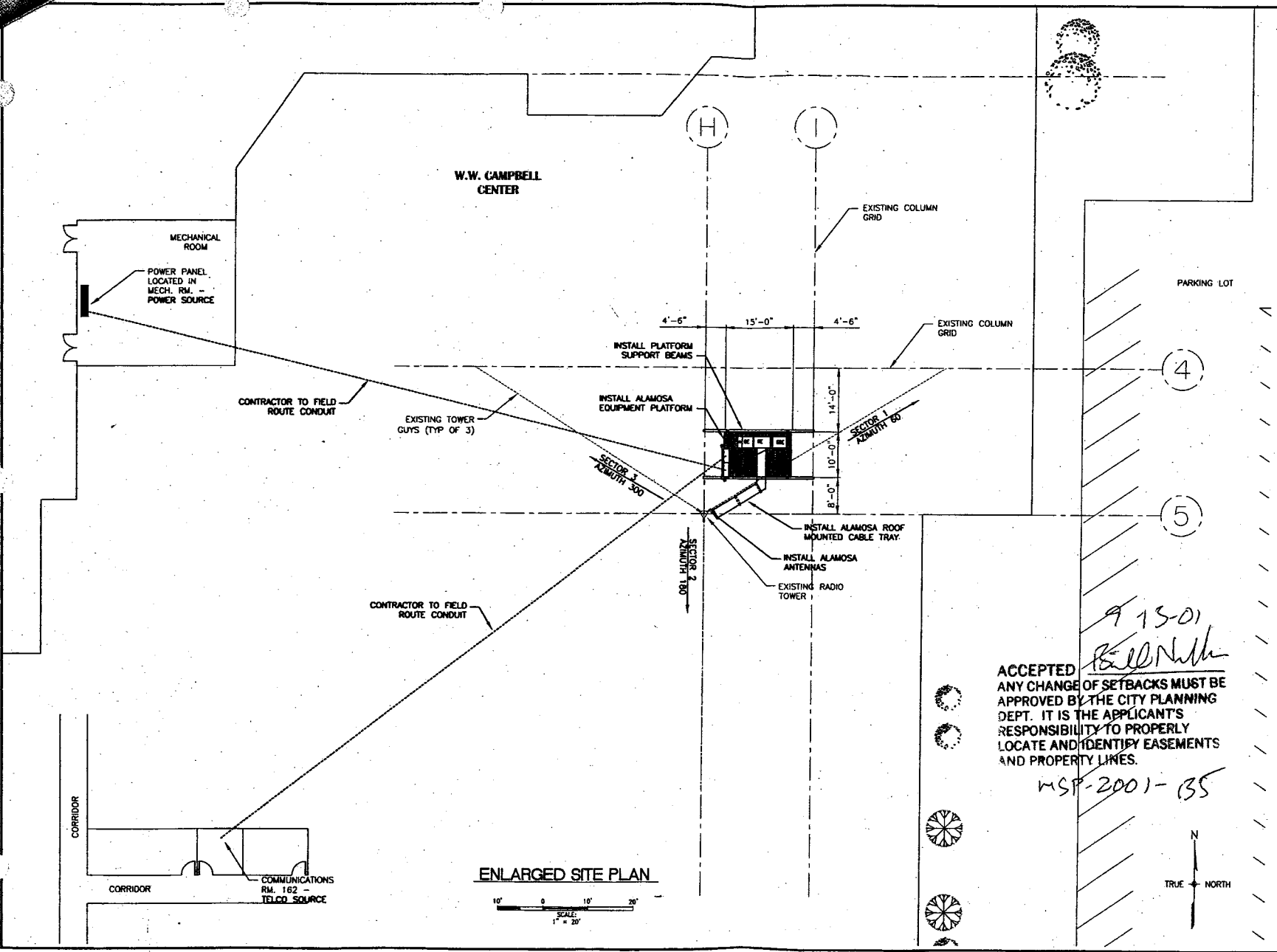
NO.	DATE	ISSUED FOR REVIEW	BY	CHKD	APVLS
			JPC	JT	CR



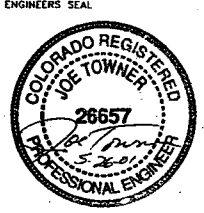
**TES**  
 TOWER ENGINEERING SERVICES, INC.  
 8205 SPAIN N.E. SUITE #205  
 ALBUQUERQUE, NM 87109  
 PHONE: (505) 828-1930  
 FAX: (505) 828-1967



SITE INFORMATION	
MESA STATE 1151 ELM AVENUE GRAND JUNCTION, CO 81501 GJ-20/DE14AL120	
DESIGN TYPE	
OUTDOOR EQUIPMENT & EXISTING MOUNTED ANTENNAS	
SHEET TITLE	
ELEVATIONS	
SHEET NUMBER	REV.
<b>G-3</b>	0



NO.	DATE	REVISIONS	BY	CHKD	APVLS
6	9/29/01	ISSUED FOR REVIEW	JPC	JF	CR



**TES**  
 TOWNER ENGINEERING SERVICES, INC.  
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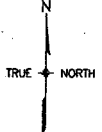
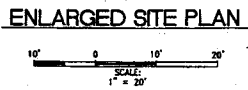


**SITE INFORMATION**  
 KUSA RADIO TOWER  
 1151 ELM AVENUE  
 GRAND JUNCTION, CO 81501  
 GJ-20/DE05AL120

**DESIGN TYPE**  
 OUTDOOR EQUIPMENT  
 & EXISTING TOWER  
 MOUNTED ANTENNAS.

**SHEET TITLE**  
 ENLARGED SITE PLAN.

SHEET NUMBER	REV.
<b>G-2</b>	0



913-01  
*Bill N...*  
**ACCEPTED**  
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 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.  
 MSF-2001-35