

Planning \$ _____	Drainage \$ _____
TCP \$ _____	School Impact \$ _____

PERMIT NO. <u>None</u>
FILE # <u>CUP-2002-109</u>

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

<p>* BUILDING ADDRESS <u>2734 Crossroads Blvd.</u></p> <p>↓ SUBDIVISION <u>Lot 9, Block 3, Crossroads Colorado #2</u></p> <p>FILING <u>Two</u> BLK <u>3</u> LOT <u>9</u></p> <p>OWNER <u>Colorado Imperial LLC</u></p> <p>ADDRESS <u>7825 Fay Avenue, #250, La Jolla, CA</u></p> <p>TELEPHONE <u>(858) 454-5290</u></p> <p>APPLICANT <u>SAME AS OWNER</u></p> <p>ADDRESS _____</p> <p>TELEPHONE <u>(858) 454-5290</u></p>	<p>* TAX SCHEDULE NO. <u>2701-362-35-008</u></p> <p>↓ SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>N/A</u></p> <p>SQ. FT OF EXISTING BLDG(S) <u>10,100 office 9,500 parking</u></p> <p>NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION</p> <p>NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u> CONSTRUCTION</p> <p>USE OF ALL EXISTING BLDGS <u>Commercial Office</u></p> <p>DESCRIPTION OF WORK & INTENDED USE: <u>Install</u> <u>40' Communications Tower for use</u> <u>by the Drug Enforcement Administration</u></p>
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✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

<p>ZONE <u>C-1</u></p> <p>SETBACKS: FRONT: <u>110'</u> from Property Line (PL) or from center of ROW, whichever is greater</p> <p>SIDE: <u>E-82'</u> from PL, REAR: <u>32'</u> from PL <u>see plan w 110'</u> <u>see plan</u></p> <p>MAXIMUM HEIGHT <u>55'</u></p> <p>MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>—</u></p>	<p>LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>PARKING REQUIREMENT: <u>N/A</u></p> <p>SPECIAL CONDITIONS: <u>Per Plan</u></p> <p>CENSUS TRACT <u>16</u> TRAFFIC ZONE <u>15</u> ANNEX _____</p>
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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.

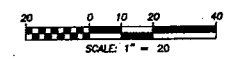
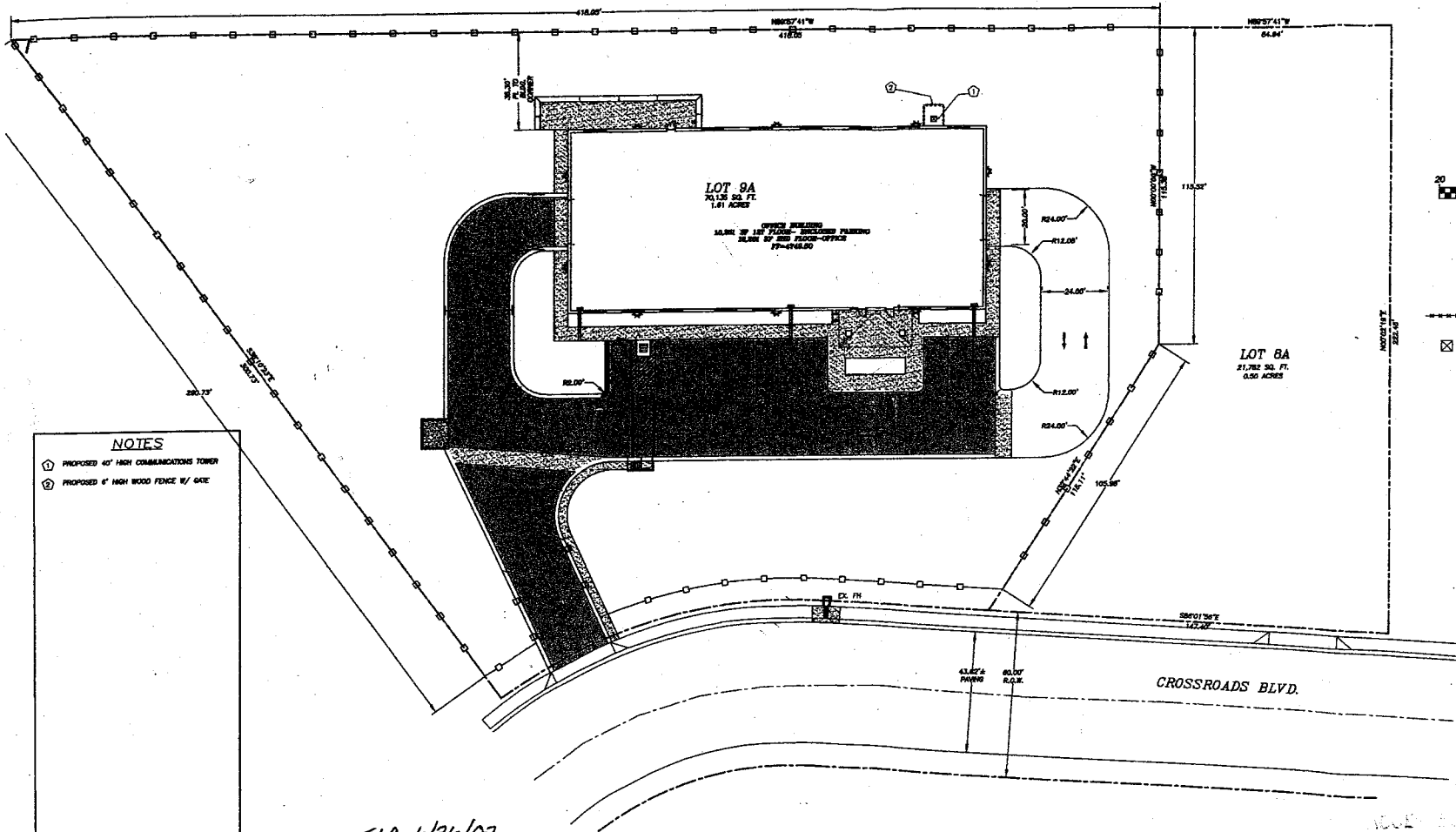
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

* Applicant's Signature <u>[Signature]</u>	Date <u>4/16/2002</u>
Department Approval <u>[Signature]</u>	Date <u>6/26/02</u>

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>[Signature]</u>			Date <u>7-9-02</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)



LEGEND

- 6' HIGH WOOD FENCE
- ☒ COMMUNICATIONS TOWER

NOTES

- ① PROPOSED 40' HIGH COMMUNICATIONS TOWER
- ② PROPOSED 6' HIGH WOOD FENCE W/ 60"

ACCEPTED *SLC 6/26/02*
 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.

LAND USE SUMMARY		
	ACRES	PERCENT
PAVING/CONC.	0.34	21.12%
LANDSCAPE	0.97	60.23%
GRAVEL	0.06	3.73%
BUILDING	0.24	14.80%
TOTAL	1.61	100.00%

7-9-02
Pat Bushman
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SCALE VERIFICATION
 1-800-922-1887
 800 is not valid on cellular phones
 © 2002 SCALE VERIFICATION
 1000 E. 10th St. Suite 200
 Fort Collins, CO 80521

NO.	DATE	DESCRIPTION

Imperial Group Building
 OPERATIONAL COMMUNICATIONS TOWER
 40' COMMUNICATIONS TOWER
 VICINITY SKETCH
 PREPARED BY
Imperial ILC

DATE: 4/18/02
 SCALE: NTS
 DRAWN BY: C1

of Grand Junction

Community Development Department
Planning | Zoning | Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



RECORD OF DECISION / FINDINGS OF FACT

DATE: June 26, 2002
FILE: CUP-2002-109
LOCATION: 2734 Crossroads Blvd

PETITIONER: Colorado Imperial LLC
Glenn Dugan
7825 Fay Ave
La Jolla, CA 92037

PLANNER: Senta L. Costello

PROJECT IS: **APPROVED**

On June 25, 2002, the Grand Junction Planning Commission approved the request for a Variance from the setback requirements and Conditional Use Permit for the 55' high communications facility located at the DEA offices. The project is located at 2734 Crossroads Blvd (tax schedule #'s 2701-362-35-008).

This approval is valid for a period of 1 year from the date of approval. All uses that are subject to the approval must commence construction within six months of the date of approval. If a building permit is obtained within 6 months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.


Senta L. Costello
Associate Planner

Cc: City Development Engineer – Rick Dorris
RG Consulting Engineers, Inc. – Mark Austin

\\CITYHALL-FS\VOL_CD\Planning\senta\Planner\Hearing Items\Projects in Progress\DEA Comm Tower\Approval Letter.dot

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