

Planning \$ <u>10.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

(AC)

BLDG PERMIT NO. <u>None</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 625 UTE AVE.  
 SUBDIVISION CITY OF GRAND JCT.  
 FILING — BLK 138 LOT 1-10  
 OWNER CITY OF GRAND JUNCTION  
 ADDRESS 250 N. 5TH ST., GJ, CO  
 TELEPHONE 970-244-1430  
 APPLICANT GRAND JCT REGIONAL COMM CENTER  
 ADDRESS 625 UTE AVE, GJ, CO 81501  
 TELEPHONE 970-242-6707  
 \* Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

TAX SCHEDULE NO. 2945-143-31-948  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 SQ. FT OF EXISTING BLDG(S) 31,250  
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS POLICE DEPARTMENT & COMMUNICATION CENTER  
 DESCRIPTION OF WORK & INTENDED USE: MICROWAVE RADIO antenna and mounting structure for Public Safety Communications.

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 N/A

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_ NO X  
 PARKING REQUIREMENT: N/A  
 SPECIAL CONDITIONS: May not be higher than 10'.  
 CENSUS TRACT \_\_\_ TRAFFIC ZONE \_\_\_ 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 Paula Cressy  
 Department Approval [Signature] C. Jaye Gibson

Date 9/9/02  
 Date 9/17/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>per John Linko he will load all trans</u>
Utility Accounting	<u>[Signature]</u>	<u>[Signature]</u>	Date <u>9/20/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

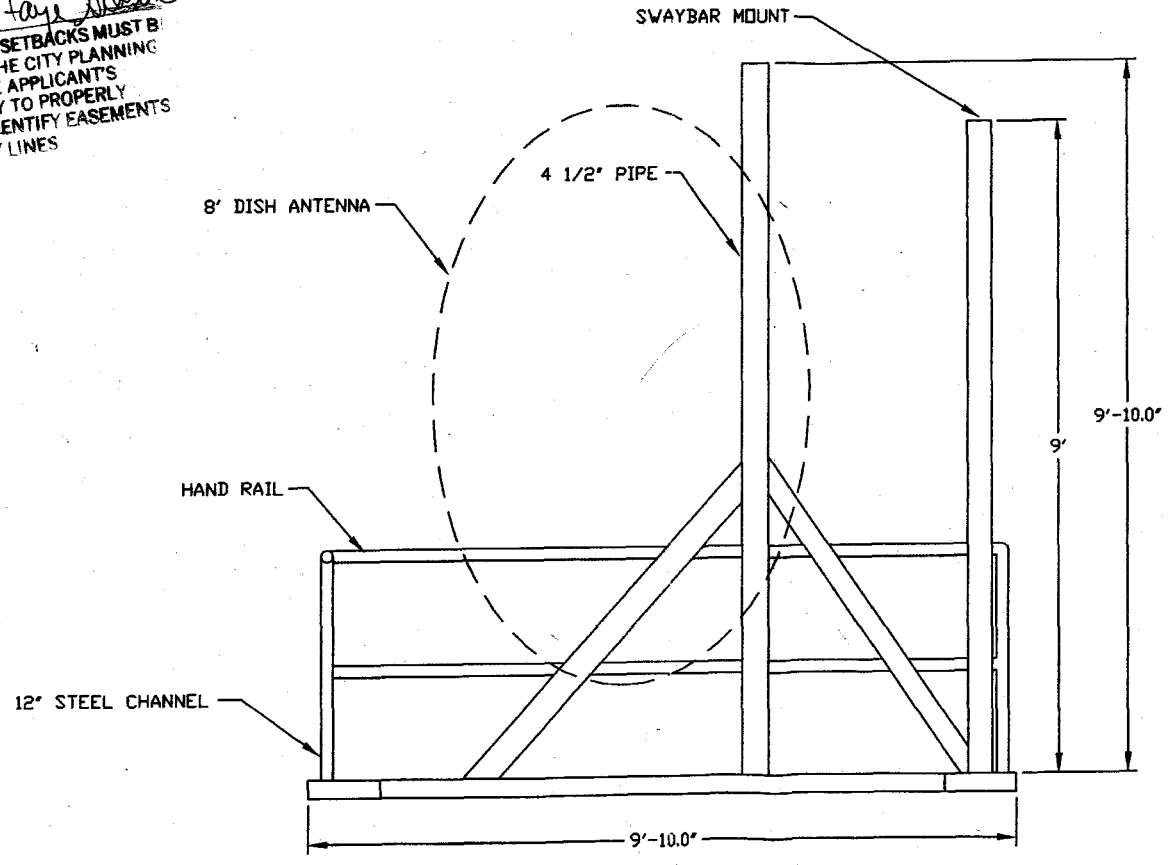
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ROOF BOLT (TYP) —  
8'-10.0"

PLAN VIEW

NTS

9/20/02  
*C. J. ...*  
ACCEPTED  
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



ELEVATION VIEW

NTS

## **Written Narrative of Proposal**

The Grand Junction Regional Communication Center ("GJRCC") proposes to erect a 9 1/2 ft. x 8 ft 10 in. swaybar-type mounting structure, with an 8 ft. diameter x 7 ft. microwave antenna, atop the southeast corner of the Grand Junction Police Department / Communication Center building at 625 Ute Avenue, Tax Parcel number 2945-143-31-948.

This structure will be used as part of the establishment of a dedicated microwave radio link between GJRCC and its' public safety communications resources atop Grand Mesa. This installation is part of GJRCC's ongoing efforts to improve the quality of public safety communications across Mesa County.

Please refer to the attached engineering drawing and photographs, which outline the nature and location of the project.

### **Contacts:**

Paula Creasy, Manager  
John L. Linko, Shift Supervisor  
Grand Junction Regional Communication Center  
625 Ute Avenue  
Grand Junction, CO 81501  
244-3649

Capt. Mike Kelley  
Grand Junction Fire Department  
330 S. 6<sup>th</sup> St.  
Grand Junction, CO 81501  
244-1400