

Planning \$ <u>pd</u>	Drainage \$ <u>—</u>
TCP \$ <u>N/A</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>VAR-2004-114</u>

## 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 83509. - 8366  
345 Hillcrest Ave. TAX SCHEDULE NO. 2945-112-17-004,054,058

SUBDIVISION Hillcrest SQ. FT. OF EXISTING BLDG(S) —

FILING N/A BLK — LOT 17+ 2 meters & bounds parcels SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER NOAK Media MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE — AFTER —  
 CONSTRUCTION

ADDRESS 500 Crescent Ct #220 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CITY/STATE/ZIP Dallas TX 75201 CONSTRUCTION

APPLICANT Don May USE OF ALL EXISTING BLDG(S) TV station

ADDRESS 345 Hillcrest Ave DESCRIPTION OF WORK & INTENDED USE: adding two  
 CITY/STATE/ZIP GG CO 81501 (2) satellite antennas - no structure

TELEPHONE 242-5000

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 <u>RSF-4</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO <u>—</u>
SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/C</u>
SIDE: <u>7'</u> from PL REAR: <u>25'</u> from PL	SPECIAL CONDITIONS: <u>approved Variance</u>
MAX. HEIGHT <u>35' (for bldg) 10' for other as antennas</u>	<u>allows a maximum of 15' in height</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

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.

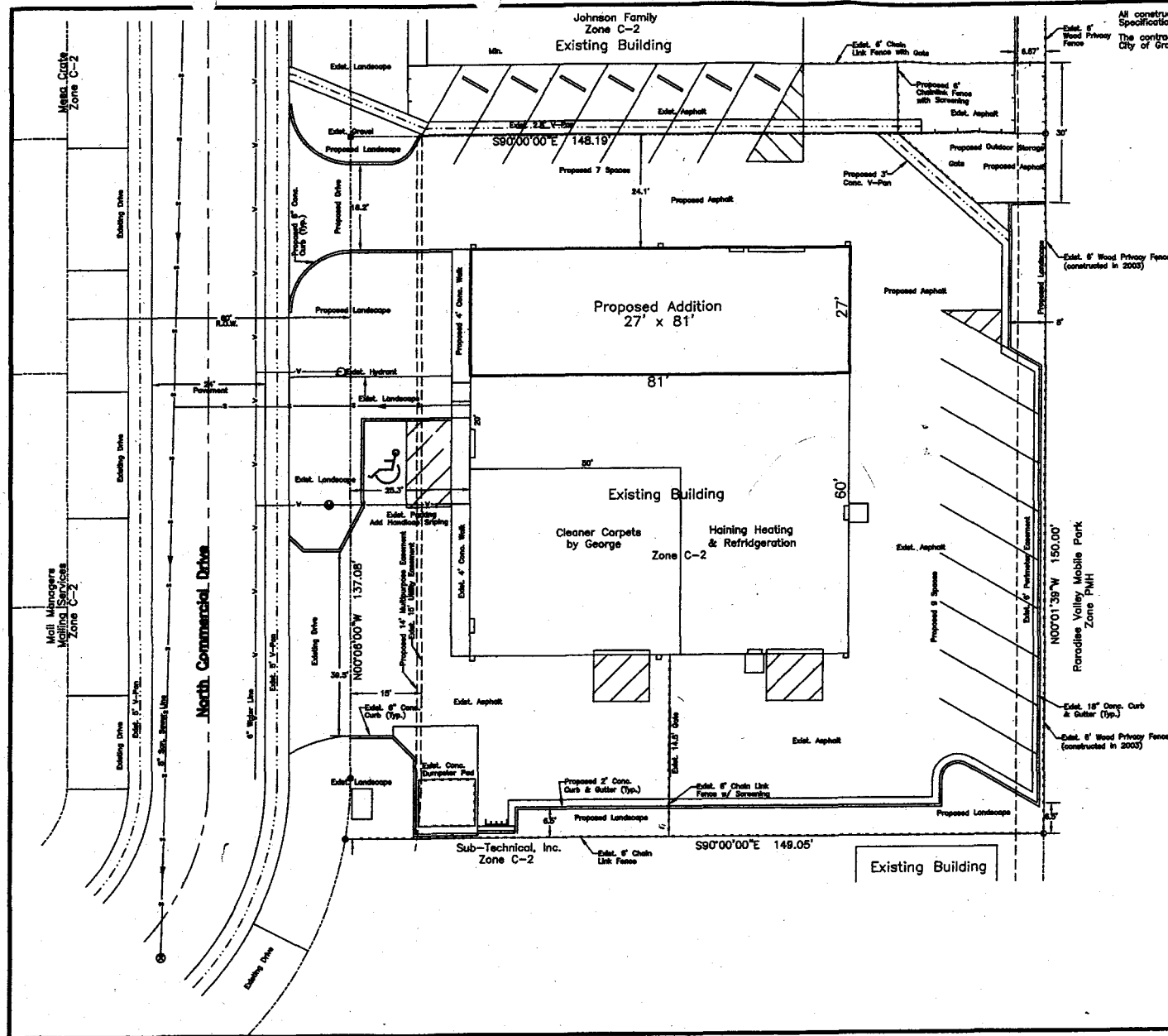
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

\* Applicant's Signature [Signature] Date —  
 Department Approval Bonnie Edwards APA Date 8/18/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>add antennas</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/20/04</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)



All construction and materials shall comply with City of Grand Junction Specifications and Standards details.  
The contractor shall have a signed copy of the plans and a copy of the City of Grand Junction Specifications and Standards on the job site.



**VICINITY SKETCH**

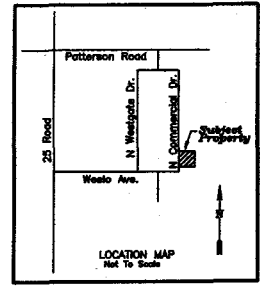
HVH Simple Subdivision  
582 North Commercial Drive  
Zone C-2, 0.51 Acres

**LEGEND**

- Property Border
- Centerline of Road
- Flowline
- - - Edge of Asphalt
- - - Easement
- - - Fence Line
- - - Water Line
- - - Sanitary Sewer Line
- Hydrant
- ⊗ Manhole
- #5 Rebar/Alum Cap PLS 17485
- #5 Rebar/Alum Cap PLS 18413
- #5 Rebar/Alum Cap PLS 37048
- Conc. Concrete
- ▨ Exst. Existing
- ▩ Typ. Typical

**LEGAL DESCRIPTION OF PROPERTY**

Lot 19, 20, & 21 Block 3  
Westgate Park Subdivision  
County of Mesa, State of Colorado



DATE	
BY	
REVISION	
NO.	

**VICINITY SKETCH**  
**Haining Addition**  
582 North Commercial Drive  
Grand Junction, CO 81505

**TPI Industrial, Inc.**  
1555 West Independent Avenue  
Grand Junction, CO 81505  
(970) 243-4642

**HydroTerra, Inc.**  
421 Perry Lane Road  
Westwater, CO 81502  
(970) 242-2222

PROJECT	Vicinity Sketch
SCALE	As Shown
DATE DRAWN	Sept. 8, 2004
DATE REVISION	Sept. 8, 2004
FILE NUMBER	Haining10.dwg

SHEET NUMBER  
**VS-1**