

Planning \$	5.00
TCP \$	Ø
Drainage \$	Ø
SIF\$	Ø

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 2455 Hwy 6 + 50
 Parcel No. 2945-091-00-104
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units No. Proposed
 Sq. Ft. of Existing Sq. Ft. Proposed
 Sq. Ft. of Lot / Parcel
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed)

OWNER INFORMATION:

Name Bullock, Michael C and LLC
 Address Po Box 3434
 City / State / Zip Englewood CO 80155

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: 5' Yagi antenna

APPLICANT INFORMATION:

Name Kelly Harrison - Verizon Wireless
 Address 1917 Lowell Blvd
 City / State / Zip Denver, CO 80204
 Telephone 303-748-0599

* FOR CHANGE OF USE:
 *Existing Use:
 *Proposed Use:

Estimated Remodeling Cost \$ 10,000^{4w}
 Current Fair Market Value of Structure \$ 1,225,050.

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u> </u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u> </u> from PL Rear <u> </u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>approved per plan</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

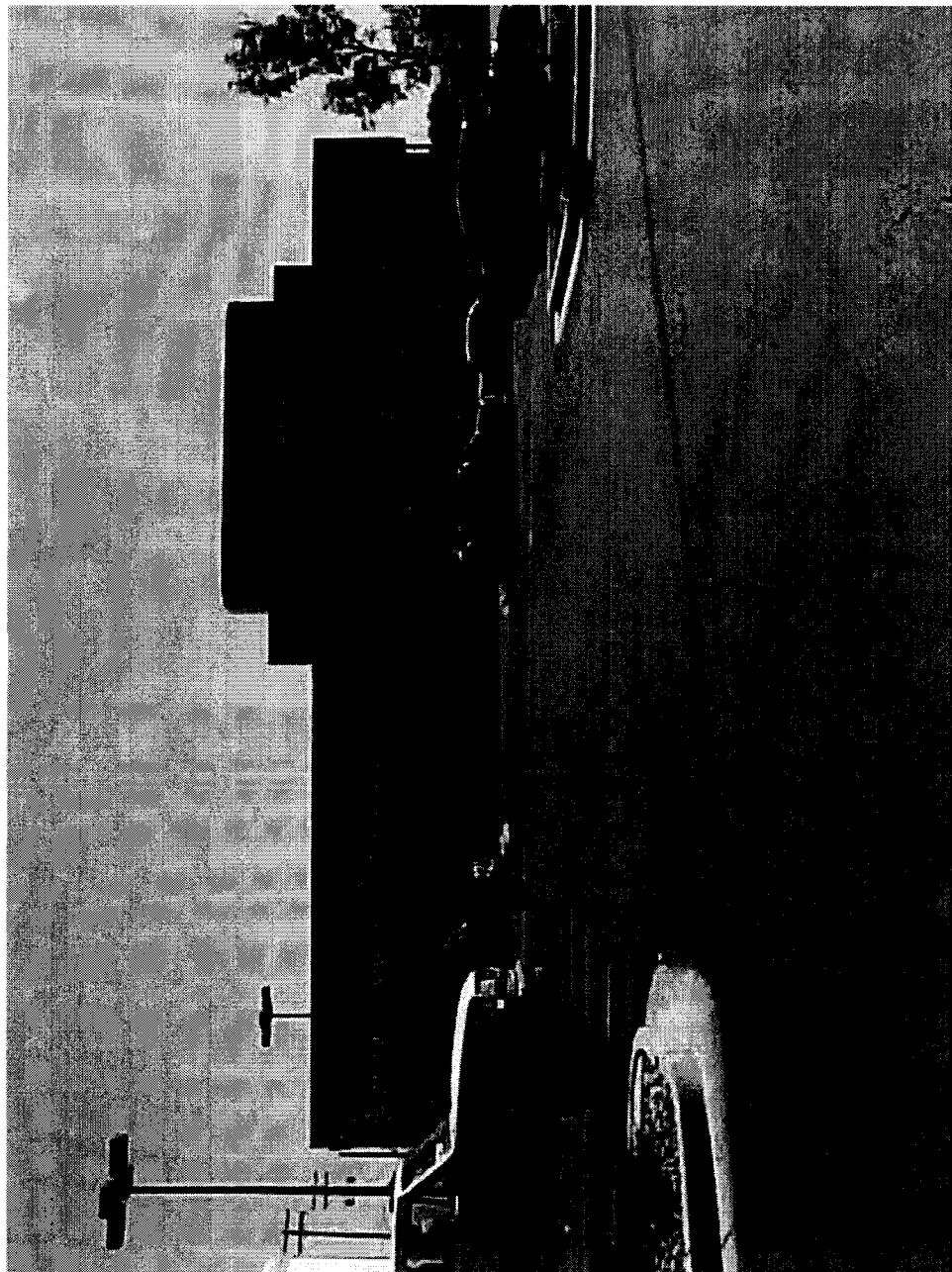
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

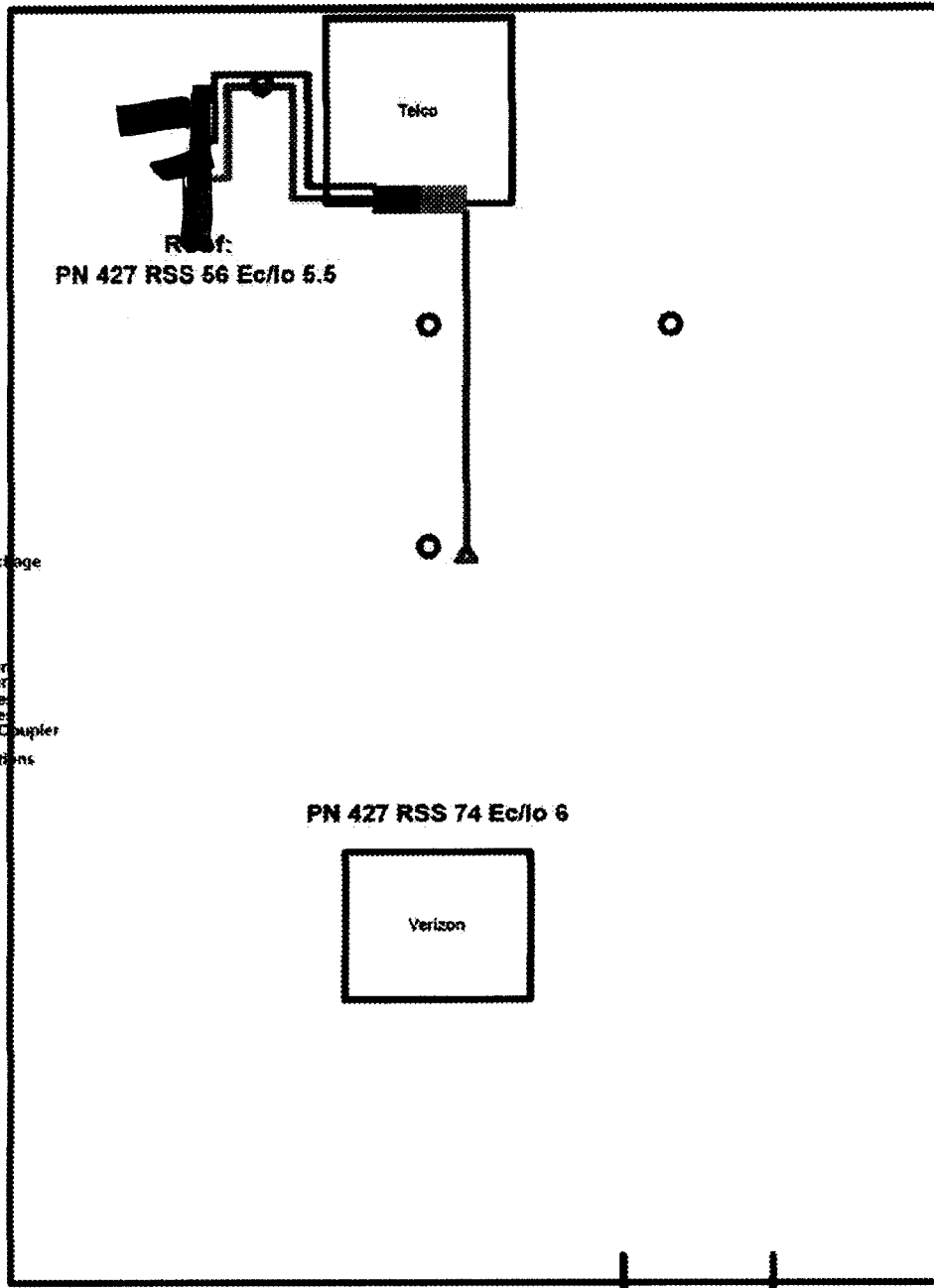
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Kelly Harrison Date 12-2-04
 Department Approval Gayleen Henderson Date 12-6-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Overholt</u>	Date	<u>12/6/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

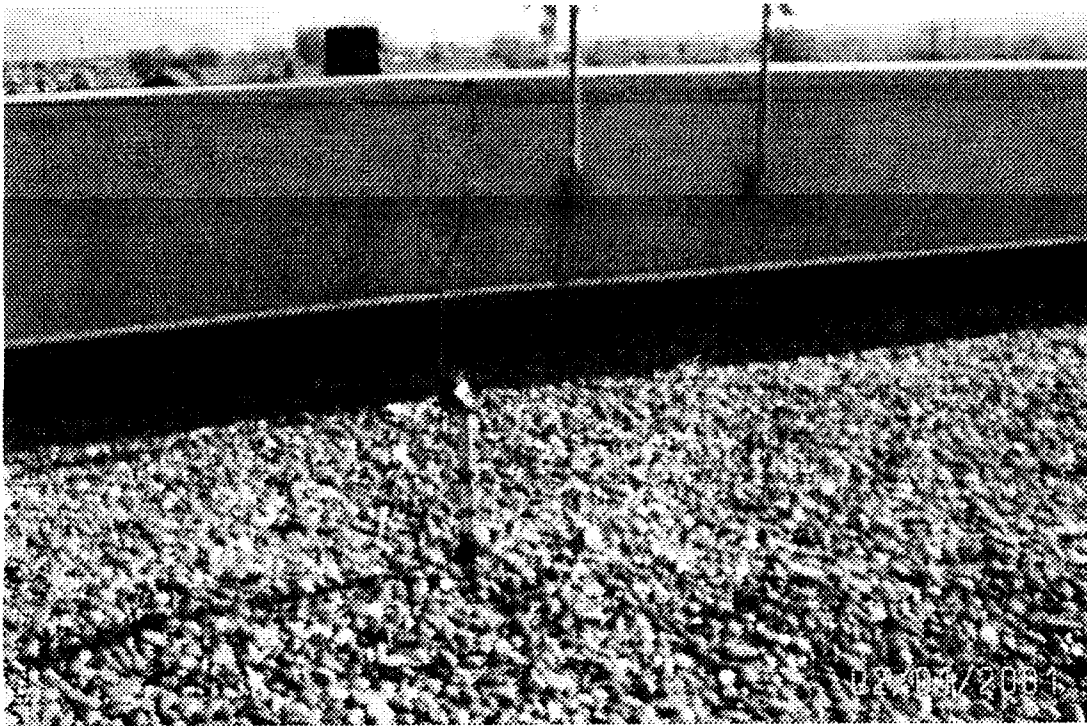




- Eto-Mini Package
- MCH
- 1x2 Split
- 1x3 Split
- 1x4 Split
- 80/20 Split
- 33/66 Split
- 10dB Coupler
- 15dB Coupler
- 20 dB Coupler
- 30 dB Coupler
- Cross Band Coupler
- Roof Penetrations

City of Grand Junction GIS Zoning Map ©





For Any further info, please contact me at [REDACTED]
Best Regards,
Wendell Sechler



**City of Grand Junction Community Development Department
Gayleen Henderson
250 N 5th Street
Grand Junction, CO 81501**

December 2, 2004

Dear Ms. Henderson,

Verizon Wireless is seeking approval from the City of Grand Junction Community Development Department to allow the installation of a single five-foot Yagi antenna on the roof of the Circuit City retail store located at 2451 (2455) Hwy. 6 & 50, Grand Junction, Colorado (parcel number 2945-091-00-104). The property is zoned C2. Per City of Grand Junction Community Development staff, a Planning Clearance approval will be required prior to installation.

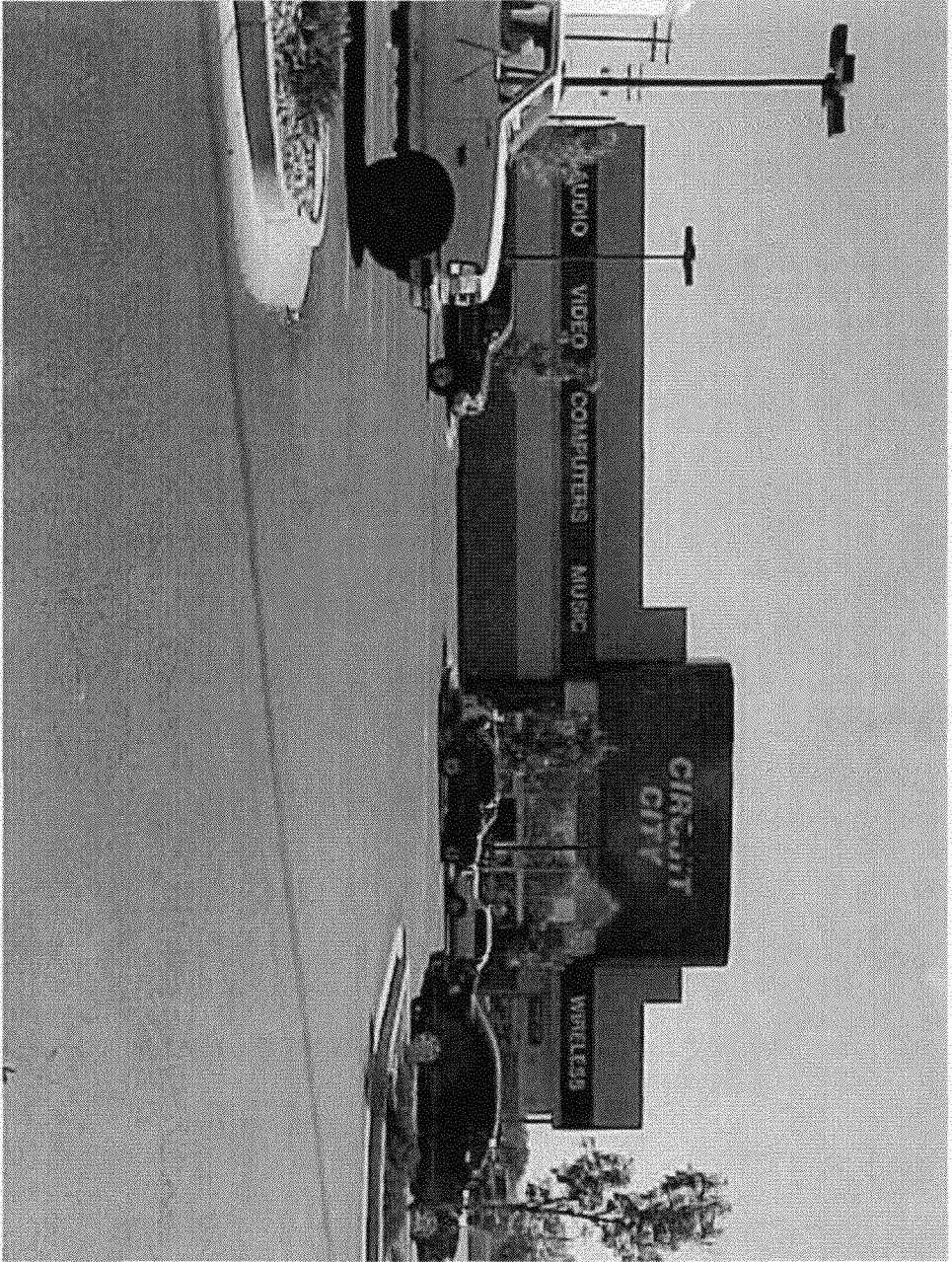
The proposed facility will include a single Yagi antenna mounted on the roof of the Circuit City retail store. The Yagi antenna will extend five feet over the height of the roof, and will not be visible from the grounds surrounding the retail store. Visually, the antenna is akin to a very small TV antenna. The coaxial cable will run from the roof through an existing HVAC duct to the existing in-building telephone closet. One small antenna will be placed on the ceiling of the store. This is a small circular antenna that resembles a home smoke detector. The purpose of the installation is only to provide improved cellular telephone service within the existing retail store. At this time cell coverage within the store is extremely limited and programming Verizon Wireless cell phones for purchase is extremely difficult.

Verizon Wireless requests approval of the installation. The roof currently has existing dishes and antennas that closely resemble the antenna being proposed for in-building coverage. Circuit City also has prohibitions on construction during the holidays giving Verizon Wireless only two weeks to complete the installations for holiday sales.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Harrison".

Kelly Harrison
Closser Consulting LLC
tel: (303) 748-0599
klharr00@yahoo.com



<http://www.co.mesa.co.us/gisimages/29/1737729.JPG>

