

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

BLDG PERMIT NO.
FILE # <u>CUP-2004-195</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

17126-11005

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 787 VALLEY COURT

TAX SCHEDULE NO. 2697-361-01-002
2697-361-03-015

SUBDIVISION SES AMERICOM SUBD.

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT 1

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS _____

OWNER SES AMERICOM, INC

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CONSTRUCTION

ADDRESS 4 RESEARCH WAY

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
CONSTRUCTION

CITY/STATE/ZIP PRINCETON, NJ 08540

USE OF ALL EXISTING BLDG(S) _____

APPLICANT KENT HAULMAN

NO sewer + water dry building
DESCRIPTION OF WORK & INTENDED USE: BUILD NEW

ADDRESS 787 VALLEY COURT

CITY/STATE/ZIP GRAND JUNCTION, CO 81505 ANTENNA AND PLACE EQUIP. SHEETER

TELEPHONE 970-241-8300

LOCATION "D" ON SITE PLAN. SATELLITE
(SECOND OF A TOTAL OF 9 TO BE
TRACKING
INSTALLED.)

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>I-1, LIGHT INDUSTRIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>N/A</u>
MAX. HEIGHT <u>40'</u> Except - Towers	SPECIAL CONDITIONS: <u>PER APPROVED SITE</u> <u>PLAN AND LANDSCAPING PLAN.</u> <u>PLANNING COMMISSION APPROVED</u> <u>COND. USE PERMIT FOR NEW ANTENNAS.</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 Kent Haulman
Department Approval Scott A. Peterson

Date AUG 10, 2005
Date AUG. 10, 2005

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>JS</u>			Date <u>8/10/05</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)