Planning \$ PAWAPO	Drair. J\$
TCP\$	School Impact \$

LDG PERMIT NO.	
FILE # (11P-2006-081	

### **PLANNING CLEARANCE**

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

THIS SECTION TO BE CON	
BUILDING ADDRESS 380 S. CAMP	TAX SCHEDULE NO. 2945 192-00-944
SUBDIVISION	SQ. FT. OF EXISTING BLDG(S)
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A
OWNER UTE WATER (ONSERVANCT  ADDRESS 580 75 ROAD (POBOX 460)  CITY/STATE/ZIP GRAND JUNCTION CO 81502  APPLICANT T-MOBILE WEST CORP.  ADDRESS 73 73 DELGANY  CITY/STATE/ZIP DENJER CO 80733  TELEPHONE 303 313 8047  Submittal requirements are outlined in the SSID (Submittal THIS SECTION TO BE COMPLETED BY COMM	USE OF ALL EXISTING BLDG(S) NA  DESCRIPTION OF WORK & INTENDED USE: ADD 3  (CMMUNICATION ANTENNAS TO EXISTING  TOWER WITH BASE RADIO ETOMPMENT.  Standards for Improvements and Development) document.
ZONE PD	LANDSCAPING/SCREENING REQUIRED: YESNO
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL	SPECIAL CONDITIONS: Per CUP approval
MAX. HEIGHT 80°	
MAX. COVERAGE OF LOT BY STRUCTURES	
Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspection by the Building Department (Section 307, Uniform Building guaranteed prior to issuance of a Planning Clearance. All other recissuance of a Certificate of Occupancy. Any landscaping required by The replacement of any vegetation materials that die or are in an Development Code.  Four (4) sets of final construction drawings must be submitted and st	
Four (4) sets of final construction drawings must be submitted and st One stamped set must be available on the job site at all times.	
I hereby acknowledge that I have read this application and the informal laws, regulations, or restrictions which apply to the project. I understabut not necessarily be limited to non-use of the building(s).	ation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include
Applicant's Signature	Date 3-14-7006
Department Approval Seula Tartello	Date 6-1-010
Additional water and/or sewer tap fee(s) are required: YES	NOL W/O No.
Utility Accounting Celteberry	Date 6/206
VALID FOR SIV MONTHS EDOM DATE OF ISSUANCE (Social	on 2.2 C.1 Grand Junction Zoning and Davelonment Code

OM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

# - T- - Mobile ®

## REDLANDS MESA DN03951A

APPROVED FOR CONSTRUCTION

Community Development Department Date

THESE DRAWINGS ARE ONLY TO SCALE WHEN PLOTTED ON 24x36 SHEET. USE GRAPHIC SCALE WHEN PLOTTED ON 11x17 SHEET.

**VICINITY MAP PROJECT TEAM PROJECT SUMMARY DRAWING INDEX** DESCRIPTION SITE NAME: SITE NUMBER: ARCHITECT: PROJECT MANAGER: T10 TITLE SHEET CHARLES STECKLY, CSA CLEAR TALK WATER TANK DN03951 CHAD WEBER T-MOBILE USA, INC. 10789 BRADFORD ROAD SITE ADDRESS: OWNER CONTACT: 2323 DELGANY STREET 380 SOUTH CAMP ROAD GRAND JUNCTION, CO. 80503 LITTLETON, CO 80127 PHONE: 303.932.9974 FAX: 303.200.8237 DENVER CO. 80216 PHONE: 303.359.0251 FAX: 303.313.8025 GARRY CURRY 1600 UTE AVE., STE. 10 C1.0 CIVIL SURVEY (PENDING) GRAND JUNCTION, CO. 81501 PHONE: 970.234.7600 APPLICANT: EDDIE MILLER T-MOBILE USA, INC. SURVEYOR: A1.0 RF ENGINEER: PLANS TIM VAN DYKE JOHN KEATING 2323 DELGANY STREET DENVER, COLORADO 80216 PHONE: 303.359.0052 A2.0 ELEVATIONS VAN DYKE SURVEYING T-MOBILE USA
2323 DELGANY STREET
DENVER, CO 80216
PHONE: 303.313.2991 AND ENGINEERING 2492 SOUTH BALSAM WAY LAKEWOOD, CO 80227 PHONE: 303.356.6070 FAX: 303.987.1035 SITE DEVELOPMENT: E. NORTH AVE. MIKE SHARLOW
T-MOBILE USA, INC.
2323 DELGANY STREET
DENVER CO. 80216
PHONE: 970.485.2996 BUSINESS LOOP APPROVAL BLOCK PROJECT DATA (340) ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE JURISDICTION: - CITY OF GRAND JUNCTION LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY ZONING DESIGNATION: PR-4 THE CITY OF AURORA ARE ACKNOWLEDGED BY THE -23RD ROAD UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S OCCUPANCY: U USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR CONSTRUCTION TYPE: V-B RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR CODE COMPLIANCE: 2003 IBC, 2003 IMC, 2003 IFC, 2002 NEC TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES. A.D.A. COMPLIANCE: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN LATITUDE: 39"03'40" ARCHITECTURAL FEATURES (I.E., FOUNDATIONS, FOOTINGS, ANTENNAE, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE. LONGITUDE: 108'38'20" PROJECT DESCRIPTION **GENERAL CONTRACTOR NOTE** CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NSTALL T-MOBILE BTS EQUIPMENT WITHIN A 20'x30' LEASE AREA ON EXISTING CONCRETE PAD. SURROUNDED DIRECTIONS TO SITE NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES
BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR BY AN 6' HIGH CHAIN LINK FENCE AND INSTALL (3) ANTENNAS ON AN EXISTING 80' HIGH MONOPOLE.

T··Mobile·

2323 DELGANY STREET DENVER, COLORADO 80216 OFFICE: (303) 313-8000 FAX: (303) 313-8010

PROJECT INFORMATION:

#### REDLANDS MESA DN03951-A

380 SOUTH CAMP ROAD GRAND JUNCTION, CO. 81503

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PLANS PREPARED BY:

## CSAI CHARLES STECKLY ARCHITECTURE, Inc.

ARCHITECTURE - PLANNING - DESIGN 10789 BRADFORD ROAD, SUITE 120 LITTLETON, COLORADO 80127 OFFICE: 303.932.9974 FAX: 303.932.6561

LICENSURE NO:

DRAWN BY:	Снк;	APV:
JC	TN	CS

CONSULTANT:

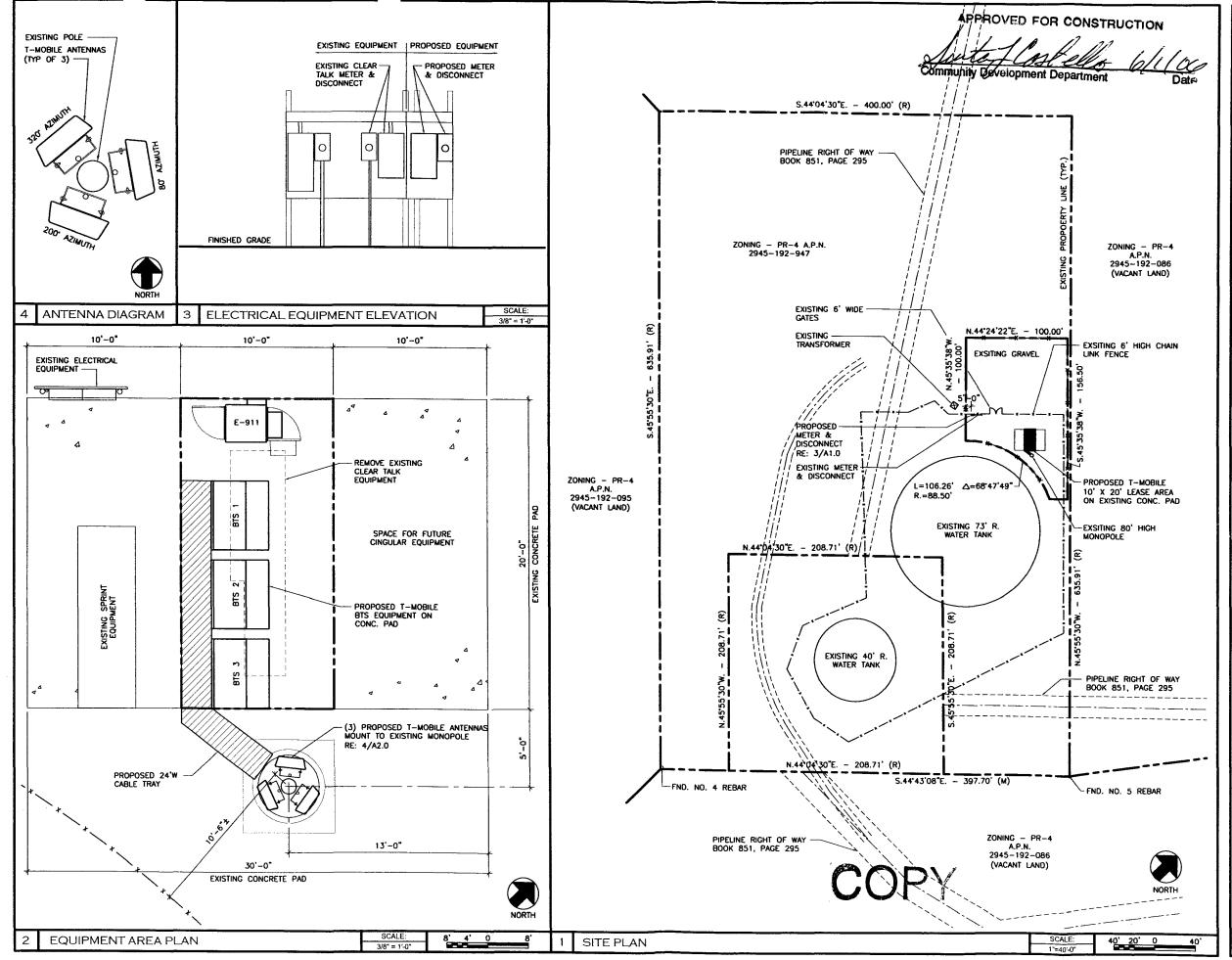
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I-70 WEST TO HORIZON DR. EXIT. TEKE HORIZON DR. SW TO N12 ST. SOUTH TO I-70LB TO HWY 340 SOUTH TO 23RD ST. TAKE 23RD. SOUTH TO END. TAKE GATED JEEP TRAIL TO WATER



T··Mobile.

2323 DELGANY STREET DENVER, COLORADO 80216 OFFICE: (303) 313-8000 FAX: (303) 313-8010

PROJECT INFORMATION:

#### REDLANDS MESA DN03951-A

380 SOUTH CAMP ROAD GRAND JUNCTION, CO. 81503

REV:	DATE:	DESCRIPTION:	By:
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PLANS PREPARED BY:

## CHARLES STECKLY ARCHITECTURE, Inc

ARCHITECTURE - PLANNING - DESIGN

LICENSURE NO:

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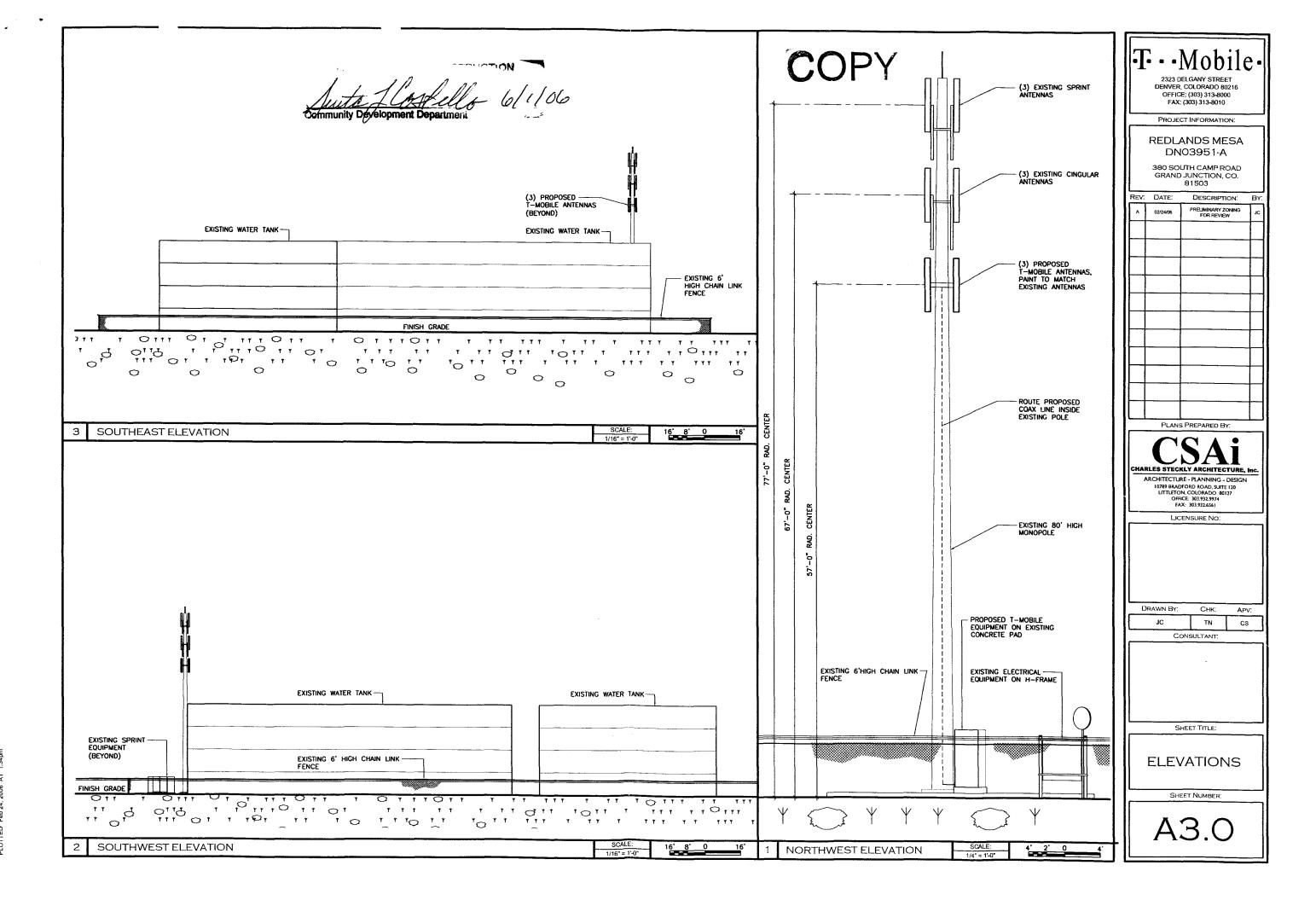
CHK.

APV: TN CS CONSULTANT:

SHEET TITLE:

**PLANS** 

SHEET NUMBER:



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