

Planning \$	10.00
TCP \$	/
Drainage \$	/
SIF \$	/

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

BLDG PERMIT NO.	/
FILE #	/

SINGLE FAMILY
 111122-7990

Building Address 2256 KNOLLWOOD LN
 Parcel No. 2945-101-10004
 Subdivision ENCANTO KNOLLS
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed 0
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name F. WILLIAM FROST
 Address 2256 KNOLLWOOD LN
 City / State / Zip GRAND JUNCTION CO 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: TWO AMATEUR RADIO TOWERS
NO SWR WITH CHANGES
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name F. WILLIAM FROST
 Address 2256 KNOLLWOOD LN
 City / State / Zip GRAND JUNCTION CO 81505
 Telephone 970 201 7909

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 0
 Current Fair Market Value of Structure \$ 0

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>R-5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>Chapt 4.3.R.</u>	Special Conditions: <u>Chapt 4.3.R.</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 [Signature] Date 10-29-07
 Department Approval Judith A. Pua Date 10/30/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO SWR WITH CHANGES</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/30/07</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)

City of Grand Junction GIS Zoning Map ©

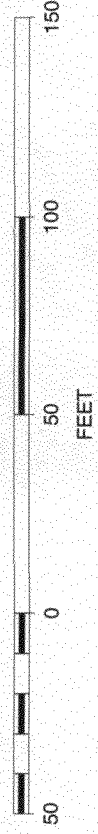
3' higher than highest point of roof.

9' higher than highest point of roof.



10-30-07
Gayleen Henderson

SCALE 1 : 570



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

Cut Along This Line

Cut Along This Line



UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION
AMATEUR RADIO LICENSE



WOBX

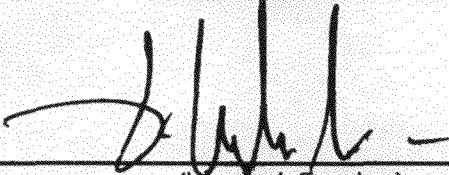
FROST, F WILLIAM
2256 KNOLLWOOD LN
GRAND JUNCTION CO 81505

Licensee: This is your radio authorization in sizes suitable for your wallet and for framing. Carefully cut the documents along the lines as indicated and sign immediately upon receipt. They are not valid until signed.

The Commission suggests that the wallet size version be laminated (or another similar document protection process) after signing. The Commission has found, under certain circumstances, laser print is subject to displacement.

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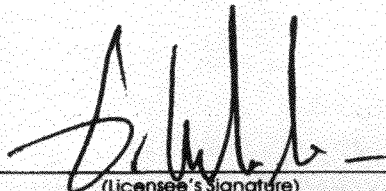
FCC Registration Number (FRN) 0002230431

Special Conditions/Endorsements			
NONE			
Grant Date	Effective Date	Station Class	Expiration Date
06-24-1999	05-04-2007	05-04-2007	06-24-2009
File Number	Operator Privileges	Station Privileges	
0003017388	Amateur Extra	PRIMARY	
THIS LICENSE IS NOT TRANSFERABLE			
			
(Licensee's Signature)			
FCC 660			April 2002

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Call Sign/Number	Grant Date	Expiration Date	File Number	Print Date	Effective Date
WOBX	06-24-1999	06-24-2009	0003017388	05-04-2007	05-04-2007
Operator Privileges	Station Privileges		THIS LICENSE IS NOT TRANSFERABLE.		
Amateur Extra	PRIMARY		SPECIAL CONDITIONS/ENDORSEMENTS:		
			NONE		
FROST, F WILLIAM 2256 KNOLLWOOD LN GRAND JUNCTION CO 81505					
AMATEUR RADIO LICENSE					
FCC Registration Number (FRN) 0002230431					
FCC 660	April 2002				
			(Licensee's Signature)		
			FEDERAL COMMUNICATIONS COMMISSION		

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