

Planning \$	N/A	Drainage \$	N/A
TCP \$	N/A	School Impact \$	N/A

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. 2697-361-15-001
 SUBDIVISION SES AMERICOM SUBD. SQ. FT. OF EXISTING BLDG(S) N/A
 FILING _____ BLK _____ LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER SES AMERICOM, INC
 ADDRESS 4 RESEARCH WAY
 CITY/STATE/ZIP PRINCETON, NJ 08540

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) N/A

APPLICANT KENT HAULMAN
 ADDRESS 787 VALLEY COURT
 CITY/STATE/ZIP GRAND JUNCTION, CO 81505
 TELEPHONE 970-241-8300

DESCRIPTION OF WORK & INTENDED USE: INSTALL (2) ANTENNAS ON SITE # G ON APPROVED SITE PLAN.

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> 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 MAX. HEIGHT <u>N/A</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLAN.</u> <u>PLANNING COMMISSION APPROVED C.U.P. FOR NEW ANTENNAS.</u>
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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 1-11-07
 Department Approval [Signature] Date 1-11-07

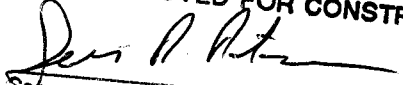
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO SWR / WTR charge</u>
Utility Accounting	Date <u>1/11/07</u>		

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)

SES AMERICOM

An SES GLOBAL Company
Grand Junction Earth Station
787 Valley Court
Grand Junction, CO 81505
Phone: 970.241.8300
Fax: 970.241.8304

APPROVED FOR CONSTRUCTION

Community Development Department
Date: 1-11-07

Project:

Addition of Small Satellite Tracking Antennas

Intent:

SES Americom has a business need to install two additional tracking antennas at its Grand Junction location. These antennas will be installed as temporary and will be used for satellite communications for approximately 18 months. After the need for the antennas has ended, the antennas will be decommissioned and stored on site.

Scope:

The proposed antennas are 7.3 meter dish style with a total working height of approximately 25 feet. The antennas will be installed on steel I beam load frames placed on the ground atop layer of road base and anchored in place using earth anchors as per the antenna manufacturer's recommendations. The two steel load frames are each 16 feet square and will be placed one each at antenna site "G" and at half the distance between site "G" and the existing antenna foundation at site "D" as labeled on the conditional use permit plan for this site.

EXISTING FENCE

S 89°58'20" E 630.00'

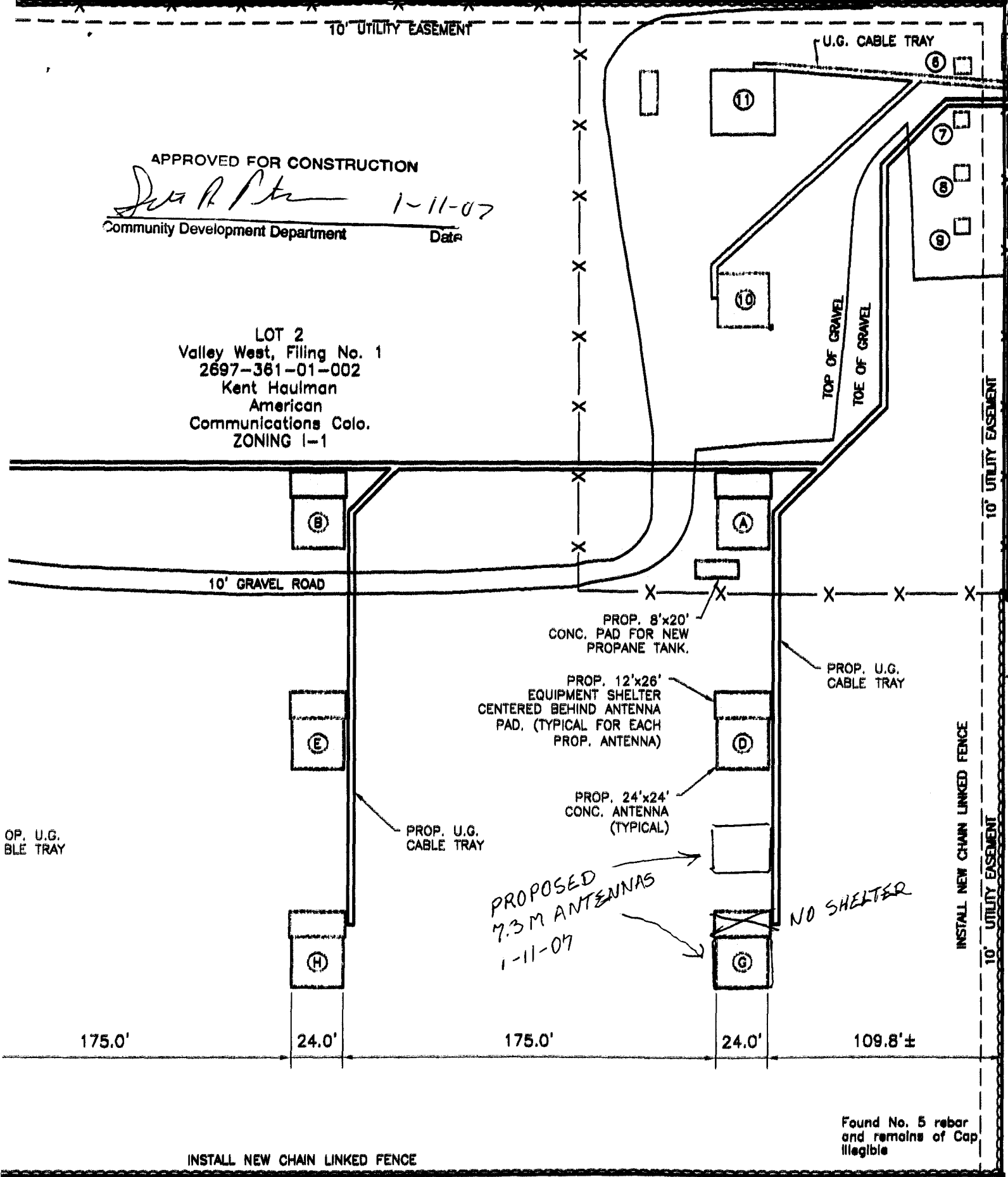
NE Corner Lot 2

10' UTILITY EASEMENT

APPROVED FOR CONSTRUCTION

[Signature] 1-11-07
Community Development Department Date

LOT 2
Valley West, Filing No. 1
2697-361-01-002
Kent Haulman
American
Communications Colo.
ZONING I-1



OP. U.G. BLE TRAY

10' GRAVEL ROAD

PROP. 8'x20' CONC. PAD FOR NEW PROPANE TANK.

PROP. 12'x26' EQUIPMENT SHELTER CENTERED BEHIND ANTENNA PAD. (TYPICAL FOR EACH PROP. ANTENNA)

PROP. 24'x24' CONC. ANTENNA (TYPICAL)

PROP. U.G. CABLE TRAY

PROP. U.G. CABLE TRAY

PROPOSED 7.3M ANTENNAS
1-11-07

NO SHELTER

INSTALL NEW CHAIN LINKED FENCE

10' UTILITY EASEMENT

175.0'

24.0'

175.0'

24.0'

109.8'±

INSTALL NEW CHAIN LINKED FENCE

N 89°58'20" W 630.00'

Found No. 5 rebar and remains of Cap illegible

Frnd. LS 9960

LOT 3
Valley West Filing No. 1