

Planning \$ <u>10⁰⁰ PR</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>
Inspection \$ <u>—</u>	

Bldg Permit No.
File # <u>none</u>

104238-59286

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 575 S. Westgate Dr. #A TAX SCHEDULE NO. 2945-102-49-001
 SUBDIVISION DPE Simple Sub, SQ. FT. OF EXISTING BLDG(S) 9240⁴
 FILING — BLK — LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS —

OWNER DPE MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT T-MOBILE / CHRIS SPEYKEL USE OF ALL EXISTING BLDG(S) warehouse/office
no change in use
 ADDRESS P.O. Box 1558 DESCRIPTION OF WORK & INTENDED USE:

CITY/STATE/ZIP DENVER, CO. 80201 **PAID** attach microwave dish to
 TELEPHONE (303) 859-0344 **NOV 13 2008** existing building
 Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>—</u> NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>no change</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <u>—</u> NO <u>✓</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>—</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>—</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 11/12/08
 Planning Approval Ronnie Edwards Date 11/13/08

Additional water and/or sewer tap fee(s) are required: YES <u>—</u> NO <u>X</u>	W/O No. <u>no sewer or water</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/13/08</u>

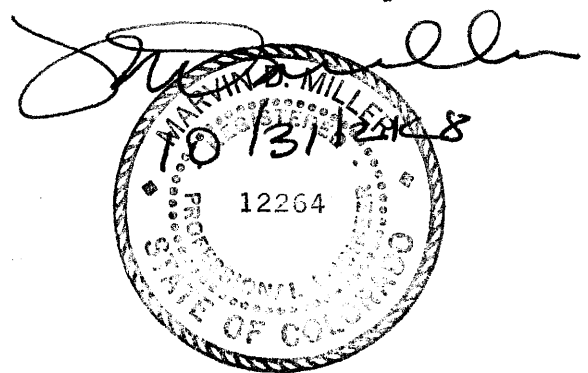
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

M.D. MILLER P.E., P.T. LTD.
29156 SUMMIT RANCH DR.
GOLDEN, CO 80401
PHONE: 303.901.6296
FAX: 303.526.2706

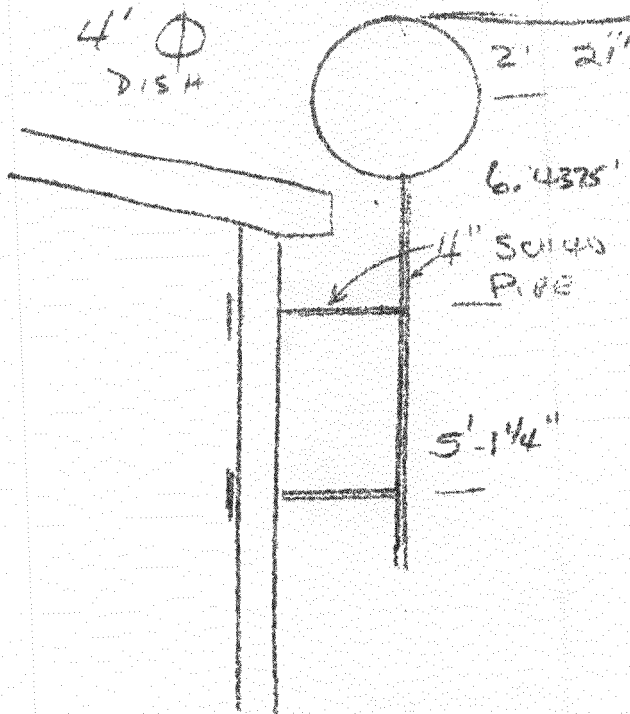
T-MOBILE
TWO WAY WAREHOUSE
575 S. WESTGATE DR, UNIT A
GRAND JUNCTION, CO

PREPARED FOR:
CHARLES STECKLY ARCHITECTURE
5935 S. ZANG ST.
SUITE 280
LITTLETON, CO
80128



M.D. Miller P.E. P.T. Ltd.
 29156 Summit Ranch Drive
 Golden, CO 80401
 303-526-9207

CHARLES STECKLY
 MOBILE DND5017
 2-WAY WAREHOUSE
 575 SO. WESTGATE DR. UN
 GRAND JUNCTION, COLORADO
 10/31/2008



ASSUME 110MPH EXP WIND
 USE 1997 UBC FOR PIPE
 & PLAT

USE ALL @ 15-20' AGL

ADJ = 1.13 31PSF

PIPE = 0.8 Lg

DISH = 1.3

∴ PIPE = $1.13 \cdot 0.8 \cdot 31 = 28.02 \text{ MP}$

DISH = $1.13 \cdot 1.3 \cdot 31 = 45.54 \text{ MP}$

DISH $12.566 \text{ B}' \times 45.54 =$

572.27 #

PIPE $7.1875 \text{ EXP} \times .375 \text{ B}'/\text{FT}$

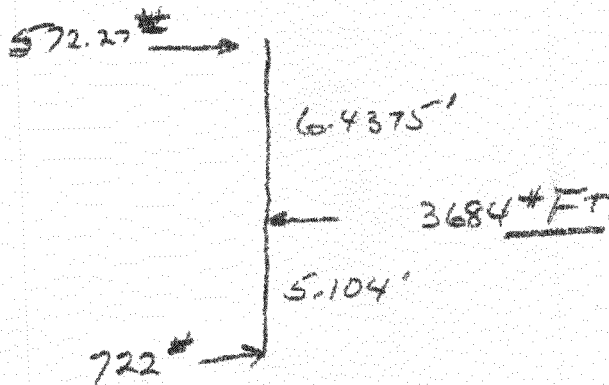
$= 2.6953 \text{ B}' \times 2802 =$
 75.52 #

5/8" BOLT A307 OR A36
 $\approx 3100 \text{ # TENSION}$

OK

Stress in PIPE
 $24000 \text{ #} = 1.842$

Stress in 4" PIPE = 2.15 OK



3684 # FT