

DATE SUBMITTED: 3-8-90

PERMIT # 35301

FEE 35⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2537 Blüchmann Ave. SQ. FT. OF BLDG: 49,504

SUBDIVISION: FOREST PARK SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____ NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER: 2945-03313-009, 010, 011, 012 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: WESTERN FILMCO USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 4690 SAN FERNANDO ROAD GLENDALE CA. 91204

PHONE: 818-247-5980

DESCRIPTION OF WORK AND INTENDED USE: MANUFACTURING FACILITY SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: P1 FLOODPLAIN: YES _____ NO

SETBACKS: F AS PER PLAN GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____ CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____ TRAFFIC ZONE: 24

LANDSCAPING/SCREENING: Temp. C.O. ISSUED 9-18-90 good for 60 days. Landscaper in complete SPECIAL CONDITIONS: CITY ENG. NEEDS PAVING INFO - PLAN SHALL BE OKAY BY COMMITTEE OF FOREST PARK

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 3-8-90

APPROVED BY: Sinde Wetzel
C/O 10/19/90 dw

John M. Lowell
SIGNATURE



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

July 30, 1990

Revolving Loan Fund of Mesa County, Inc.
c/o George Wheeler
304 W. Main
Grand Junction, CO 81505

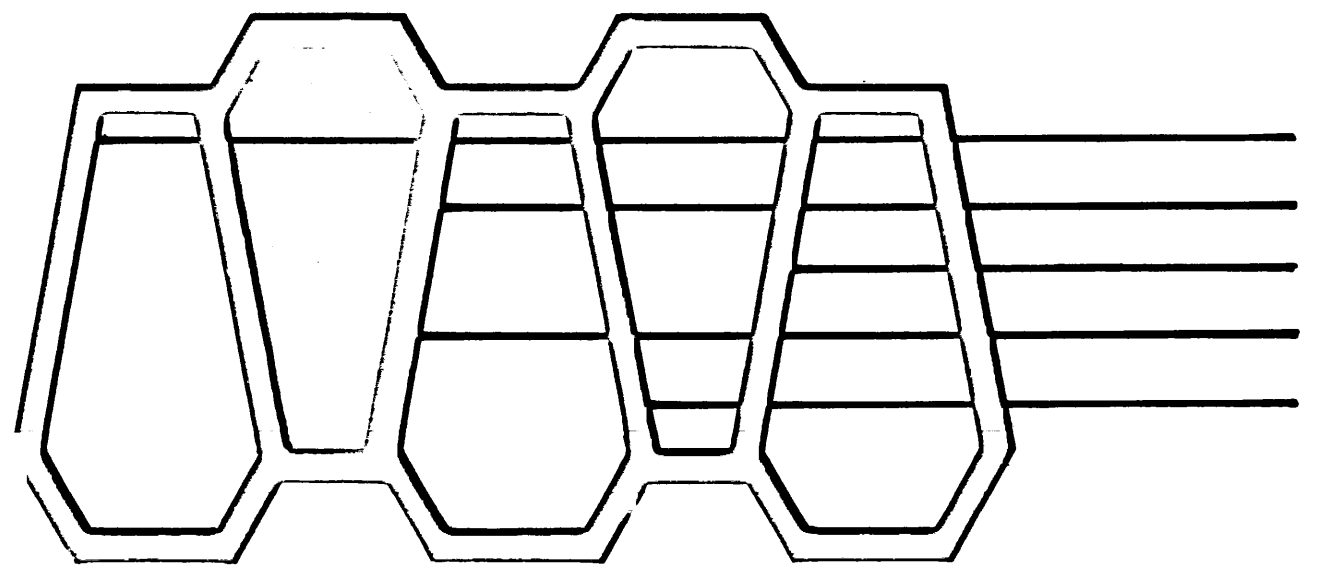
Dear Mr. Wheeler:

This is to confirm that Western Filament, Inc., located at 2537 Blichmann Ave., Grand Junction, Colorado, as proposed, conforms with all applicable requirements of the City of Grand Junction's Zoning and Development Code.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner" followed by a horizontal line.

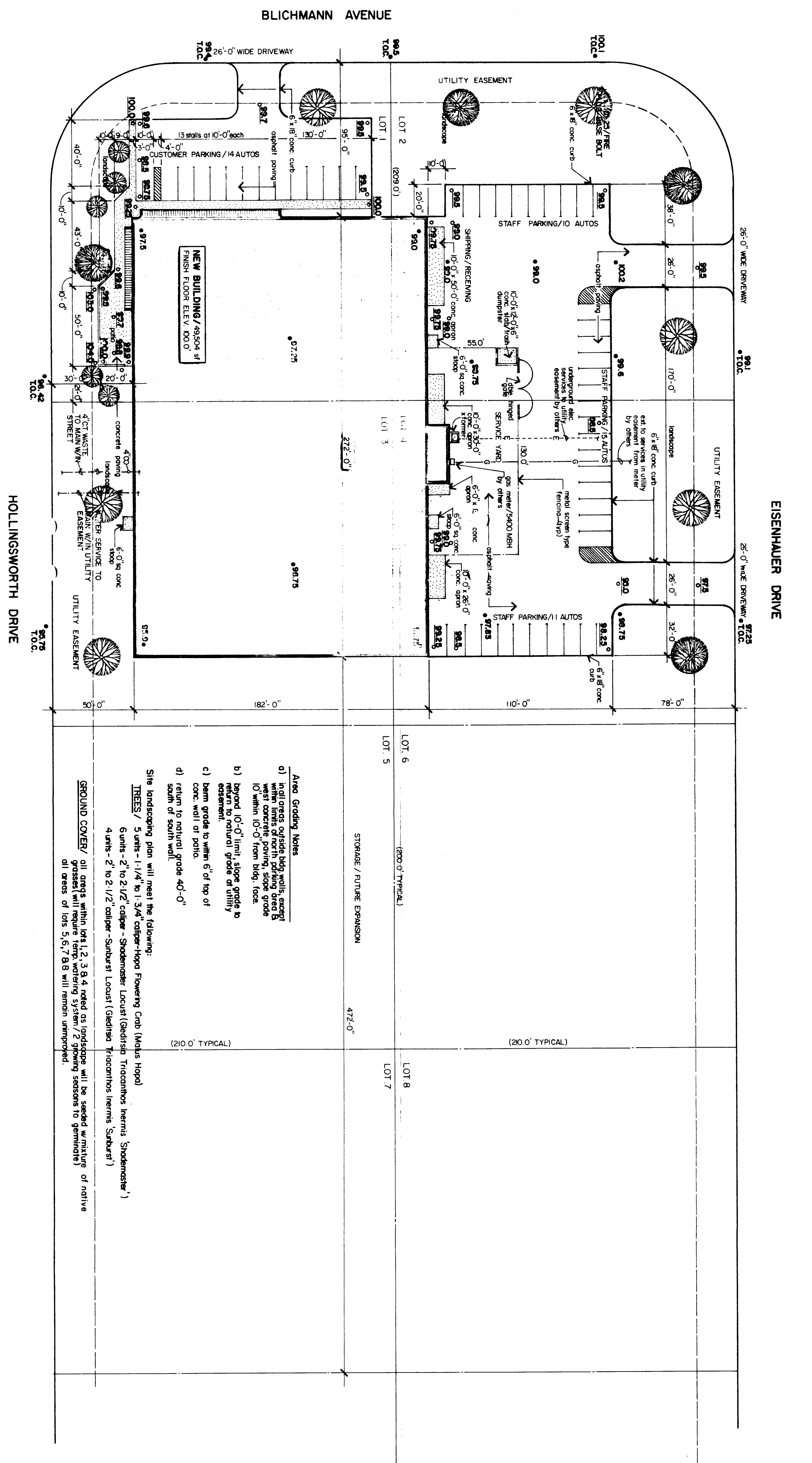
Kathy Portner
Senior Planner



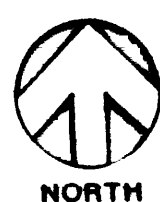
western filament inc.
FORESIGHT PARK

3-2-98 - CM

NO.	SHEET TITLE	NO.	SHEET TITLE
1	SITE PLAN	11	MAIN BUILDING MECHANICAL PLAN
2	FLOOR PLAN	12	OFFICE AREA MECHANICAL PLAN
3	ENLARGED FLOOR PLAN / OFFICE AREA	13	MAIN BUILDING PLUMBING PLAN
4	SCHEDULES / ENLARGED PLANT RESTROOMS W/ PLUMBING	14	OFFICE AREA PLUMBING PLAN
5	EXTERIOR BUILDING ELEVATIONS	15	OFFICE AREA POWER PLAN
6	BUILDING SECTION A-A / DETAILS	16	GENERAL STRUCTURAL NOTES
7	BUILDING SECTION B-B / DETAILS	17	FOUNDATION PLAN
8	ROOF PLAN	18	MECHANICAL PLAN
9	ROOF AREA REFLECTED CEILING PLAN & LIGHTING LAYOUT	19	STRUCTURAL DETAILS
10	OFFICE AREA REFLECTED CEILING PLAN & LIGHTING LAYOUT	20	STRUCTURAL DETAILS



SITE PLAN
1" = 40'-0"



GRADING LEGEND
• 36.9' / original grade elevations
• 106.0' / final grade elevations

Area Grading Notes:
a) All grading to be done in accordance with the attached grading plan.
b) Beyond 100' from slope grade to return to natural grade as utility.
c) Beam grade to same 6' of top of
d) Top of beam shall be 4'-0"

Site Grading Notes:
1. All grading to be done in accordance with the attached grading plan.
2. All grading to be done in accordance with the attached grading plan.
3. All grading to be done in accordance with the attached grading plan.
4. All grading to be done in accordance with the attached grading plan.
5. All grading to be done in accordance with the attached grading plan.

SHOULD COVER: All utility lines to be shown on the grading plan. All utility lines to be shown on the grading plan. All utility lines to be shown on the grading plan. All utility lines to be shown on the grading plan. All utility lines to be shown on the grading plan.