

DATE SUBMITTED: 10/22/91

PERMIT NO. 40187

FEE \$ 10.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2502 Foresight Circ SQ. FT. OF BLDG: 16,060

SUBDIVISION: Replat of Foresight Tract SQ. FT. OF LOT: 100,800

FILING NO. 1 BLK NO. 5 LOT NO. NO. OF FAMILY UNITS: 1/4

TAX SCHEDULE NO: NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: United Artists Cable Co USE OF EXISTING BUILDINGS: Business

ADDRESS: 2502 Foresight Circle

TELEPHONE: 303-245-8750 DESCRIPTION OF WORK AND INTENDED USE: Addition (700) to Office Area

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE P-I FLOODPLAIN: YES NO X

SETBACKS: FRONT GEOLOGIC HAZARD: YES NO X

SIDE REAR CENSUS TRACT: 10 TRAFFIC ZONE: 24

MAXIMUM HEIGHT PARKING REQ'MT Existing

LANDSCAPING/SCREENING REQUIRED: Existing SPECIAL CONDITIONS: Plans approved by Owners & Tenants Assoc

as approved by Owners & Tenants Assoc.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 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.

Kathy Portman
Department Approval
10/22/91
Date Approved

Randy Choske
Applicant Signature
10/22/91
Date

ACCEPTED
APPROVED FOR RECORDS MUST BE
APPROVED BY CITY PLANNING
DEPARTMENT
RECORDS DEPARTMENT
LOCATE ALL UTILITY EASEMENTS
AND PROPERTY LINES.

BP 10/20/94

FORSEIGHT PARK
Owners & Tenants Association
Date Approved as to Covers
10/21/94
Cominus Member
Date

AREA OF NEW ADDITION & REMODEL

1000

2163

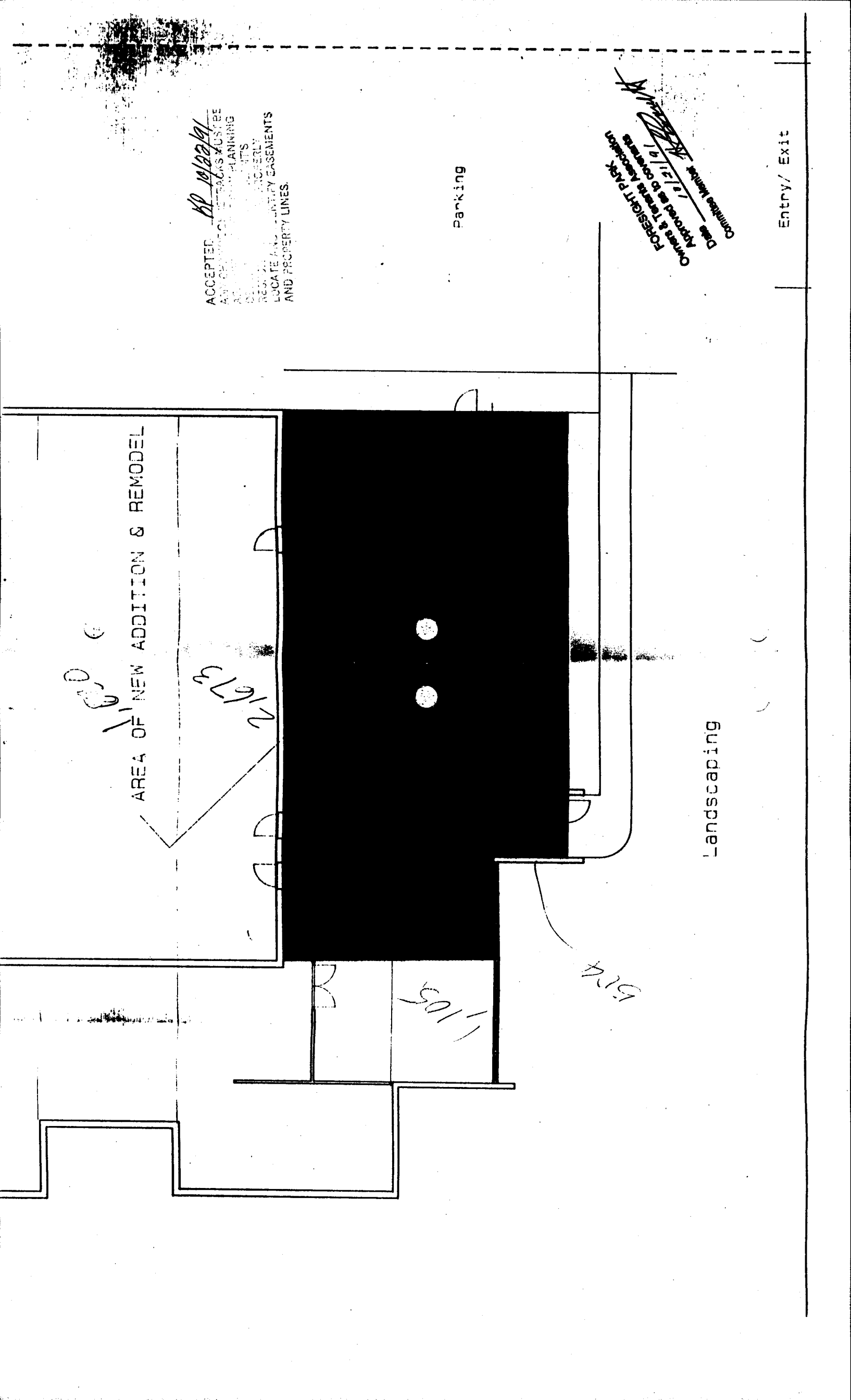
1105

574

Parking

Landscaping

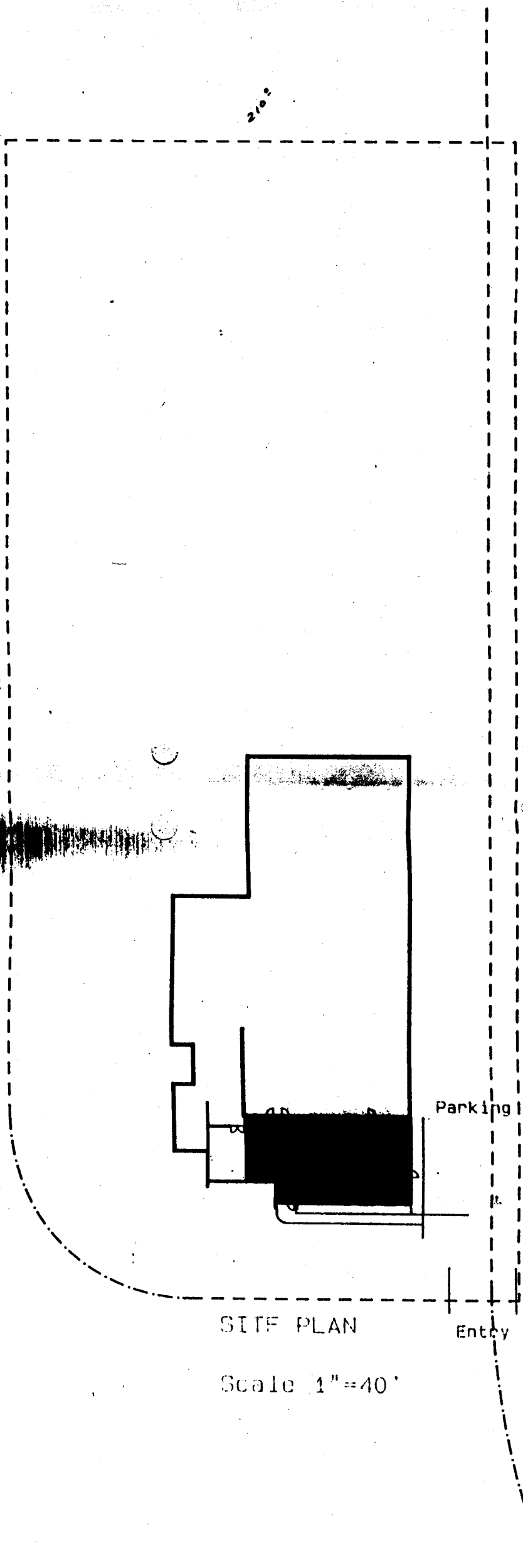
Entry/Exit



6/38

A'p'20

U'



2100

480'

Parking

SITE PLAN

Entry



NORTH

Scale 1"=40'