

DATE SUBMITTED: 8/10/92

PERMIT NO. 43147 ✓

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 610 25 road

SQ. FT. OF BLDG: 7400 sq'

SUBDIVISION Replat Foresite Park

SQ. FT. OF LOT: 70,500 sq'

FILING # \_\_\_\_\_ BLK # 1 LOT # N/A

NO. OF FAMILY UNITS: 0

TAX SCHEDULE # 2945-033-16-042

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER UNITEL

USE OF EXISTING BUILDINGS: garage

ADDRESS 2513 FORESIGHT CIR

DESCRIPTION OF WORK AND INTENDED USE: OFFICE

TELEPHONE: 242-1423

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

### FOR OFFICE USE ONLY

ZONE PI

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT PLANN

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

DE REAR

CENSUS TRACT: 10 TRAFFIC ZONE: 24

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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.

Kurt M. Johnson  
Department Approval

Robert Johnson  
Applicant Signature

8/10/92  
Date Approved

10-8-92  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

April 16, 1993

Unitel  
610 25 Road  
Grand Junction, CO, 81505

Dear Sirs:

On 4/16/93 a site inspection was conducted at your facility at 610 25 road in preparation for releasing the Certificate of Occupancy (C.O.). A commercial building may not be legally occupied prior to the issuance of a C.O. The site inspection revealed the following deficiencies.


1. The parking lot is not constructed or stripped according to the approved plan.
2. Required landscaping is not installed.
3. The east/west drainage swale along the north side of your building has been blocked by earthwork.
4. The building does not appear to meet the required 15 feet setback specified by the plan.

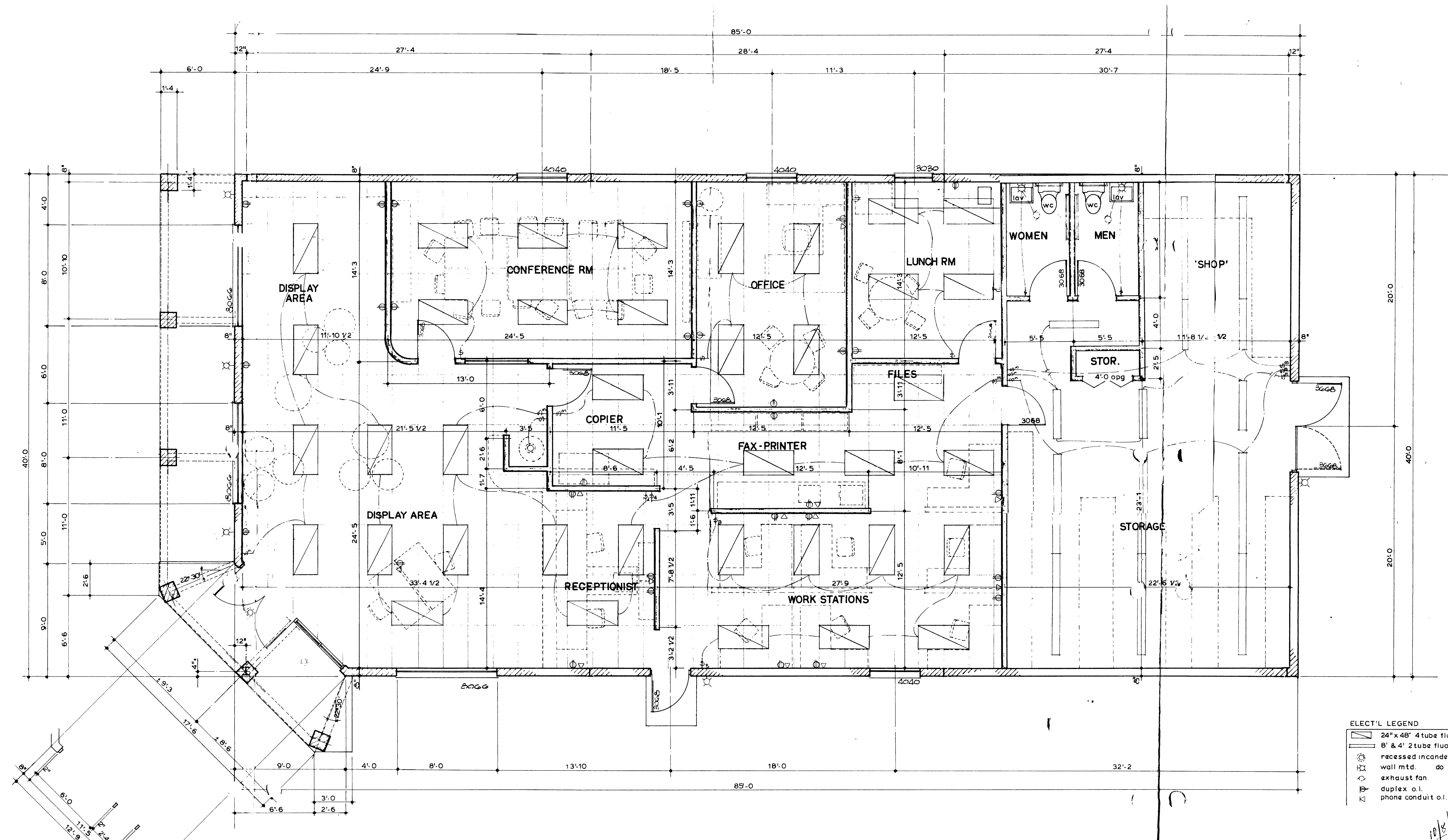
Prior to the issuance of the C.O. these items must be corrected as follows:

1. Submit a revised plan showing actual parking configurations, dimensions, number of spaces, etc. for approval.
2. Required landscaping, including irrigation system must be installed.
3. The east/west drainage swale must be reconstructed.
4. Actual setbacks must be confirmed. The property line along the north side of the building must be marked in order for us to confirm setbacks. If the actual setback is not 15 feet, reapproval through the Foresight Park Owners and Tenants Association will be required.

The above referenced deficiencies must be resolved or addressed by May 7th, 1993. Thank you for your cooperation and please call me if you have any questions.

Sincerely

  
Karl G. Metzner  
Senior Planner

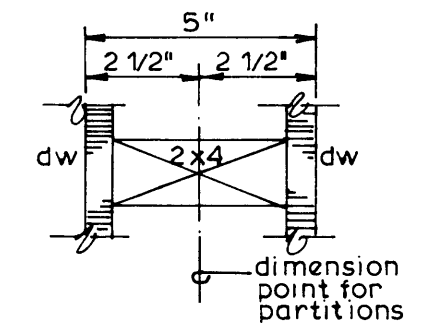


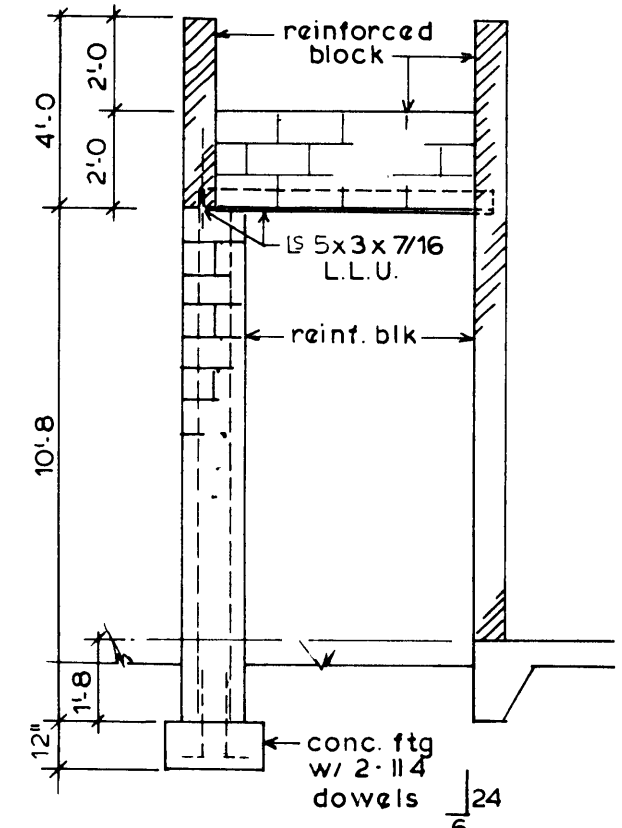
- ELECT'L LEGEND**
- 24"x48" 4 tube floor fixture - cig. grid lay in
  - 8' & 4" 2 tube floor fixture - stem down
  - recessed incandescent fixture
  - wall mtd. fixture
  - exhaust fan
  - duplex o.s.
  - phone conduit o.s.

FORESIGHT PARK  
 Owners & Agents  
 Prepared by contract  
 10/17/92  
 Condition: *[Signature]*

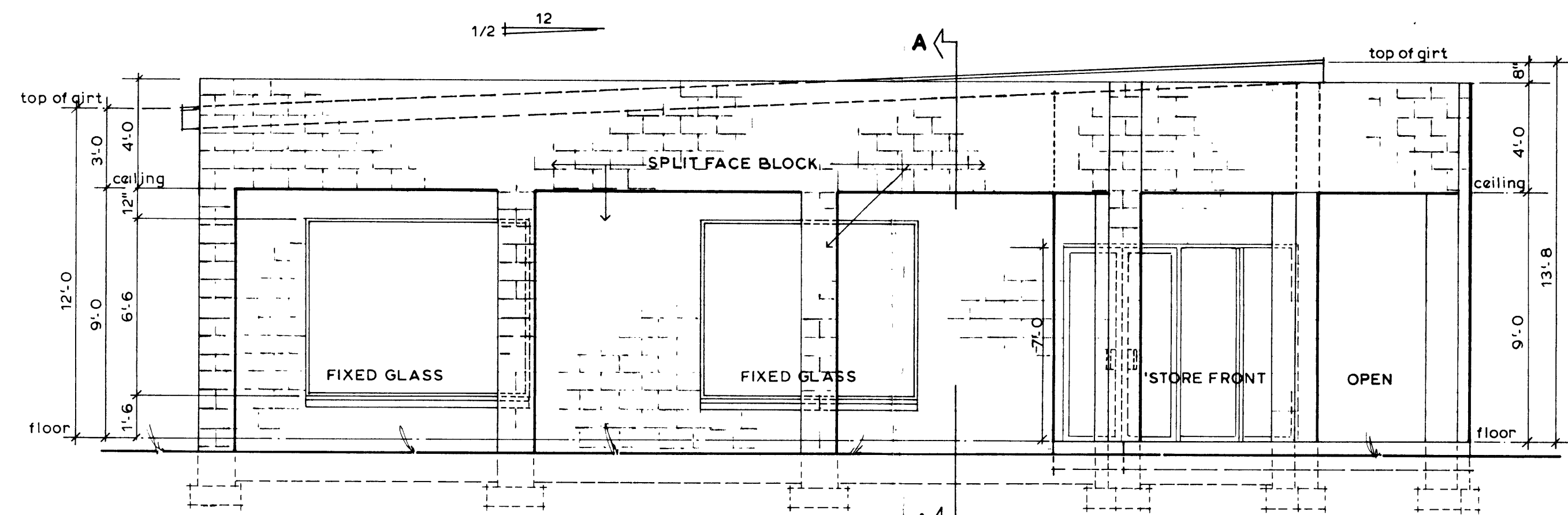
FLOOR PLAN 1/4" = 1'-0"

<b>BUILDING FOR          UNITEL</b>		<b>SHEET          1          OF 2</b>
510 25 ROAD, GRAND JUNCTION, CO. ALCO BUILDING CO. 599 25 ROAD 242-1423		
DATE: 10/4/92	DRAWN: <i>[Signature]</i>	CHECKED: <i>[Signature]</i>
KRABACHER ASSOCIATES ARCHITECT & ENGINEER		

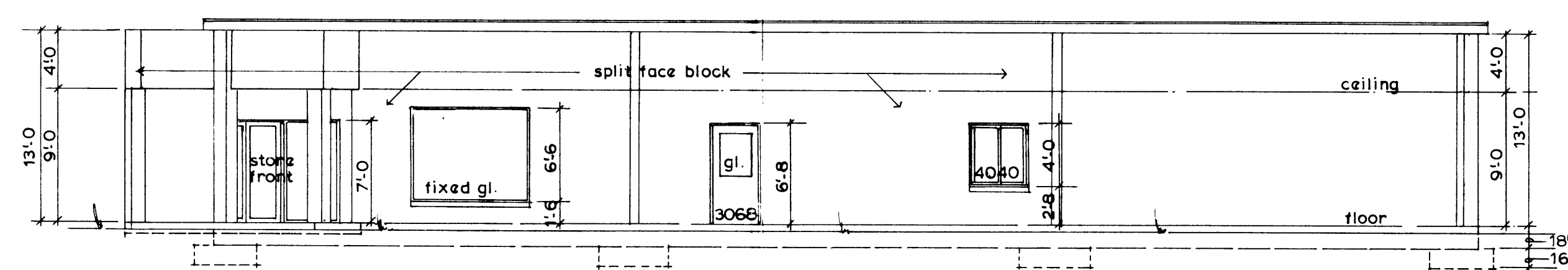




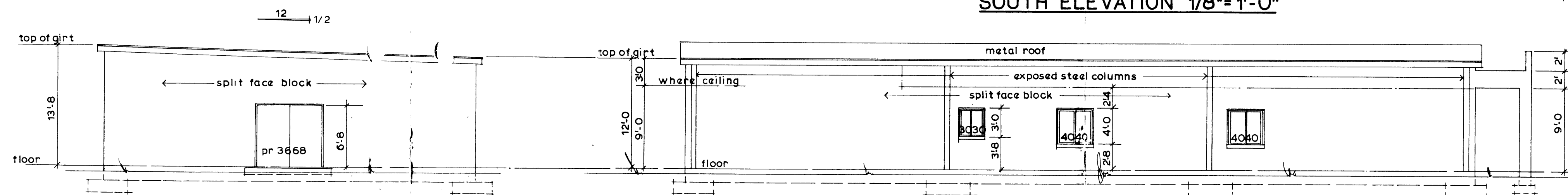
SECTION A-A



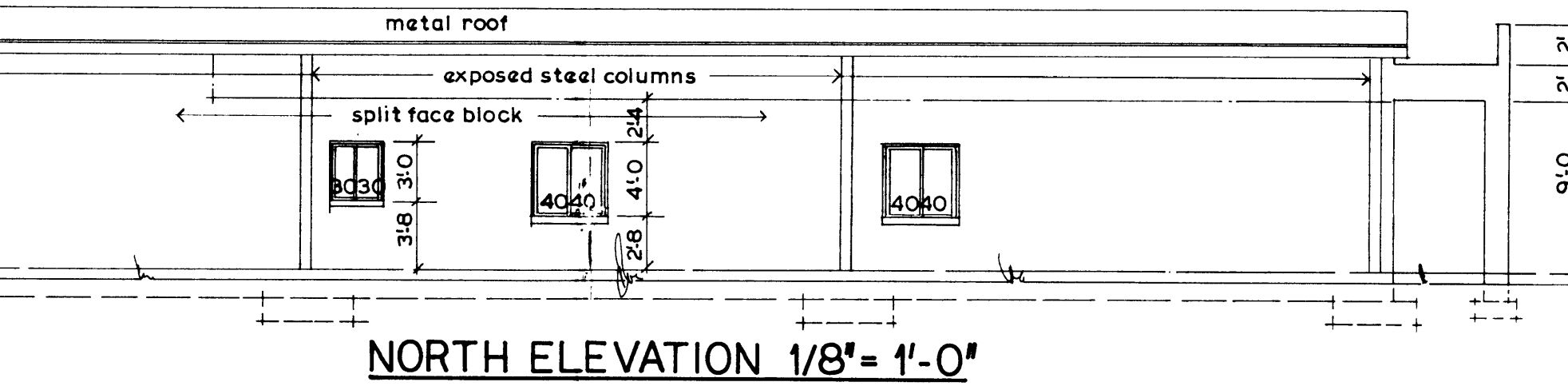
WEST ELEVATION 1/4" = 1'-0"



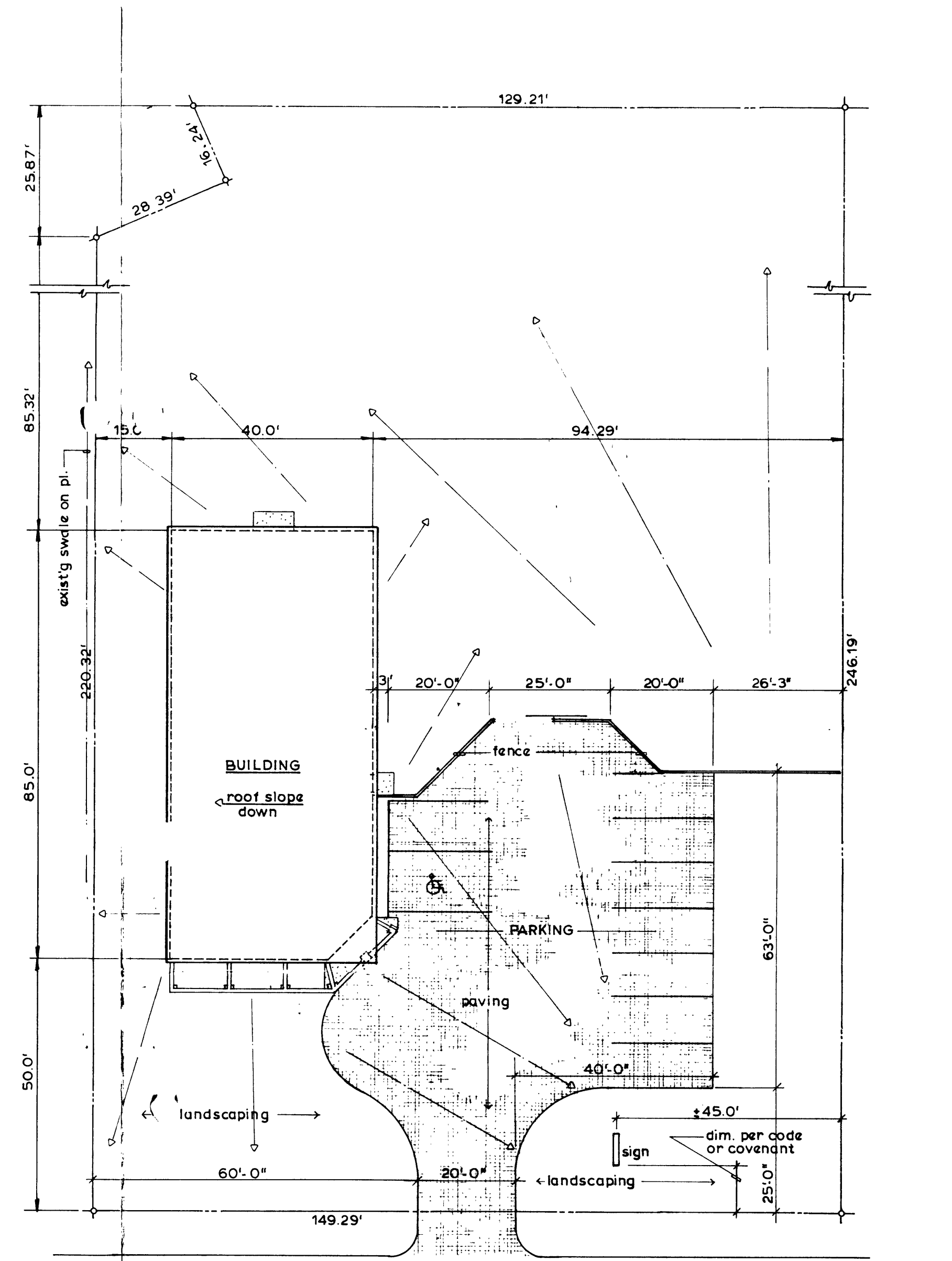
SOUTH ELEVATION 1/8" = 1'-0"



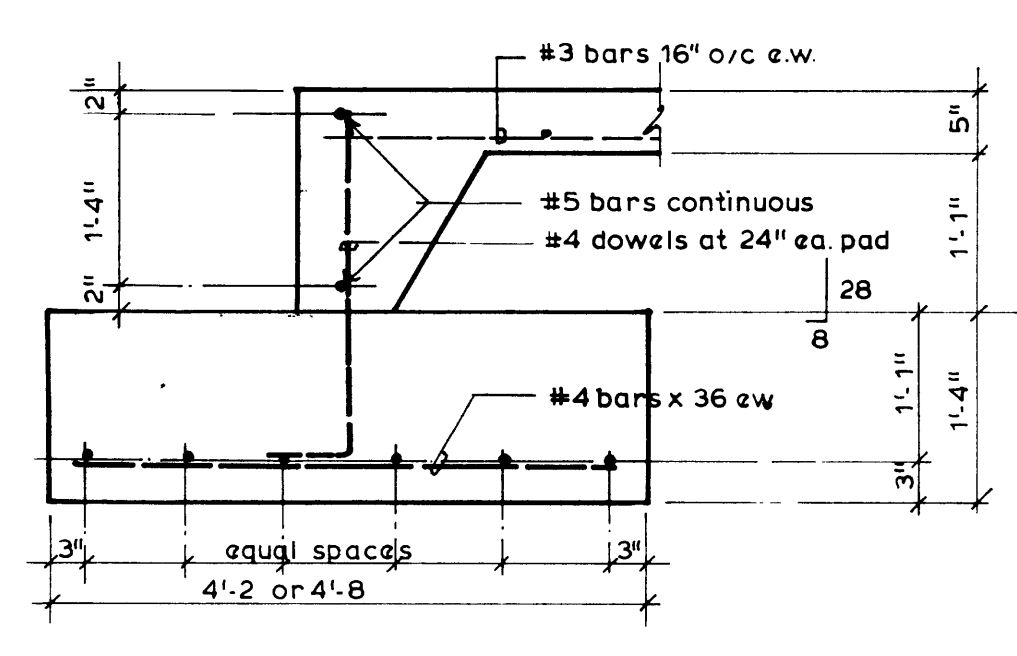
EAST ELEVATION 1/8" = 1'-0"



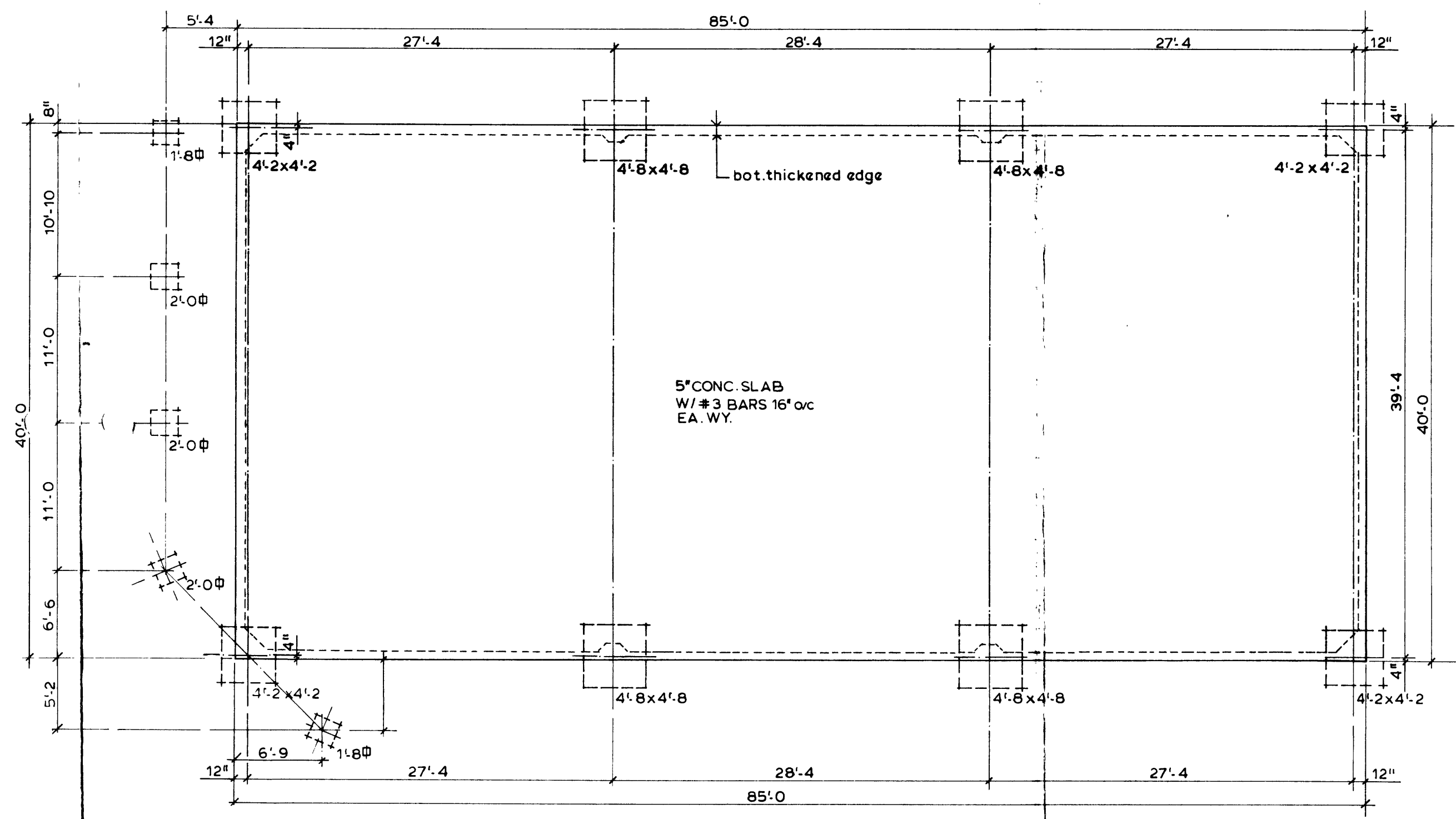
NORTH ELEVATION 1/8" = 1'-0"



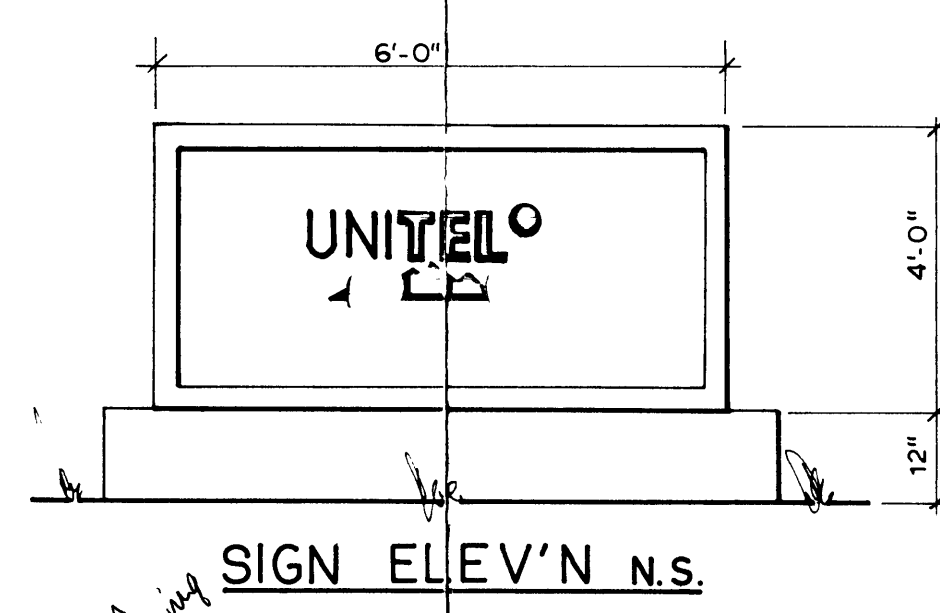
SITE PLAN 1" = 20'-0"



EDGE OF SLAB AND COL. FTG. DETAIL 3/4" = 1'-0"



FOUNDATION-SLAB PLAN 1/8" = 1'-0"



SIGN ELEV'N n.s.

ACCEPTED  
 APR 17 1993  
 GRAND JUNCTION, CO  
 AND PREVIOUS COMMENTS  
 FORFEITURE  
 Once Approved  
 And Previous Comments  
 Date: 4/14/93  
 Contract: 1423

*1/14/93  
 inspection  
 plumbing work  
 ok. Addition as  
 per drawings  
 no foundation  
 required*

*change 4/14/93  
 drainage work filled in, do not open to meet 15" width  
 use landscaping, curbing not on plan*

BUILDING FOR <b>UNITEL</b> 610 25 ROAD, GRAND JUNCTION, CO. ALCO BUILDING CO., 599 25 ROAD 242-1423				SHEET  OF 2
DATE: 10/4/92	DRAWN: I	CHECKED: LV	KRAMACHER ASSOCIATES ARCHITECT & ENGINEER	