

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: 7480 sq'

SUBDIVISION Replat Foreside Park

SQ. FT. OF LOT: 70,000 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: OFFICE

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

TRUCKS: FRONT PLAN

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.

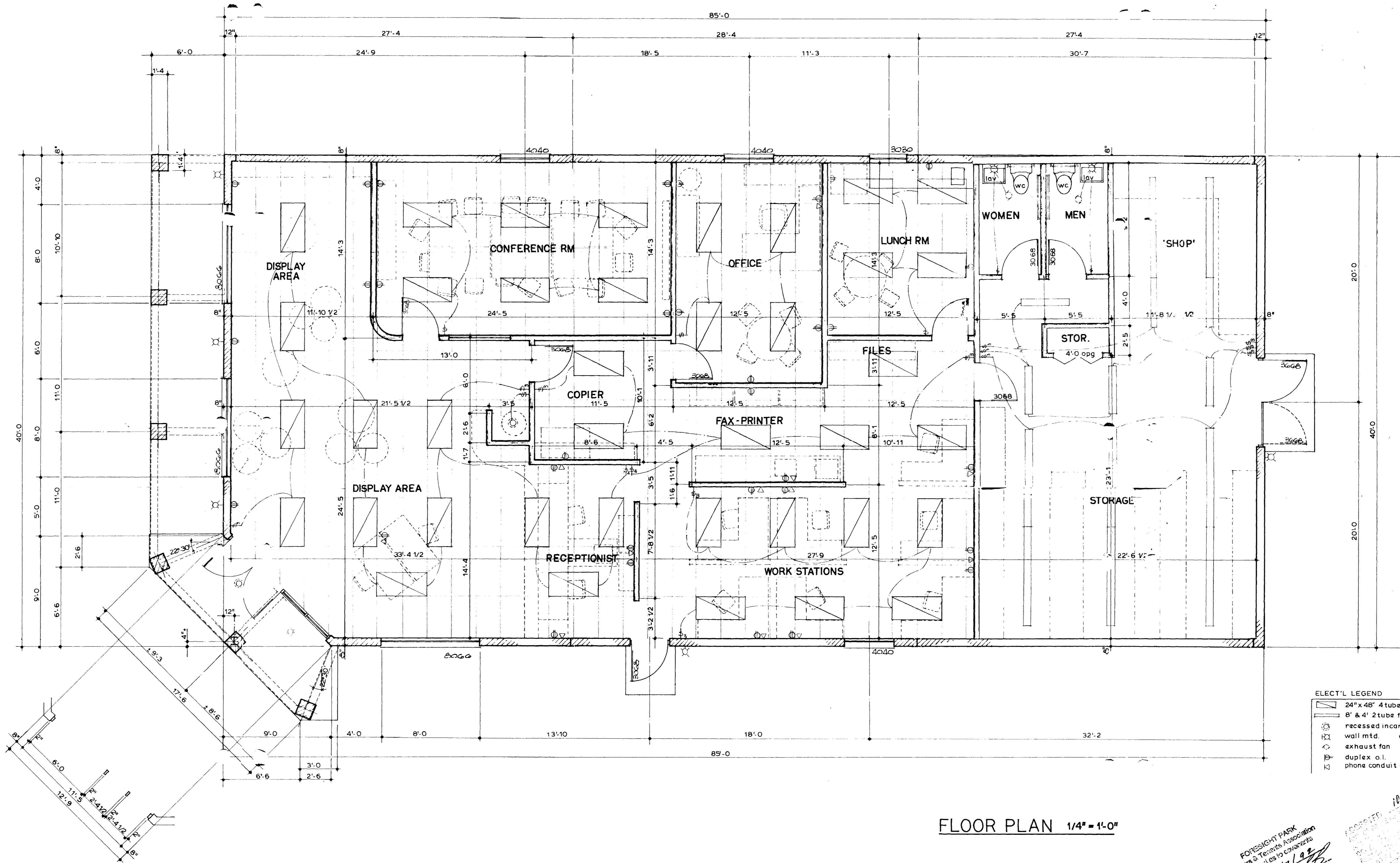
Kurt Motz
Department Approval

Robert Williams
Applicant Signature

8/10/92
Date Approved

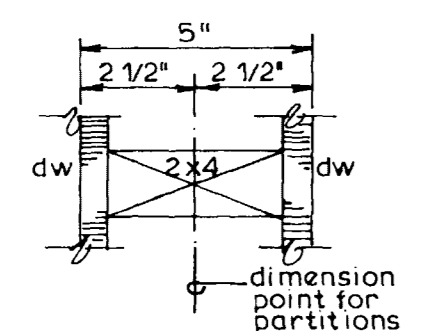
10-8-92
Date

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



- ELECT'L LEGEND**
- 24" x 48" 4 tube fluor. fixture - cig. grid lay-in
 - 8' x 4' 2 tube fluor. fixtures - stem down
 - recessed incandescent fixture
 - wall mtd. do do
 - exhaust fan
 - duplex o.i.
 - phone conduit o.i.

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

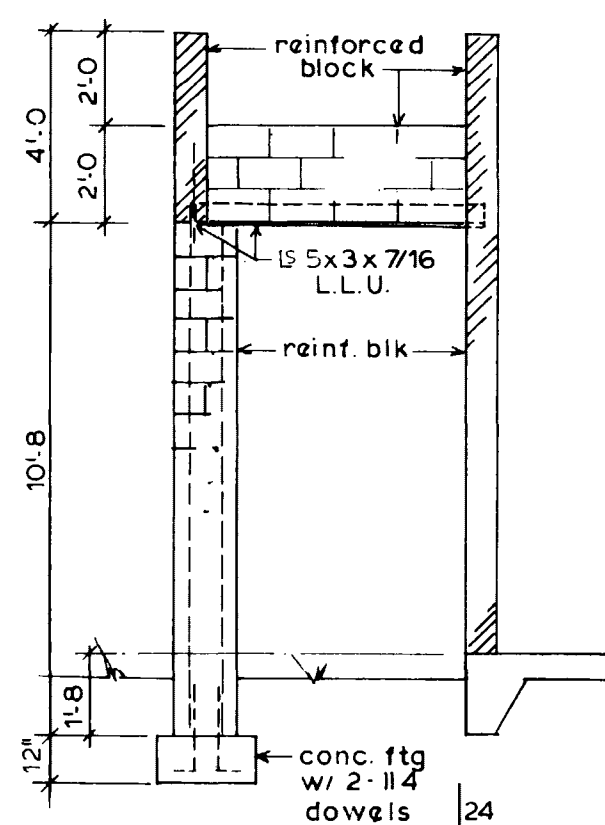


FORBESGATE PARK
 Owners & Tenants Association
 Prepared by G. J. CARROLL
 Date: 10/17/92
 Commission Member: *[Signature]*

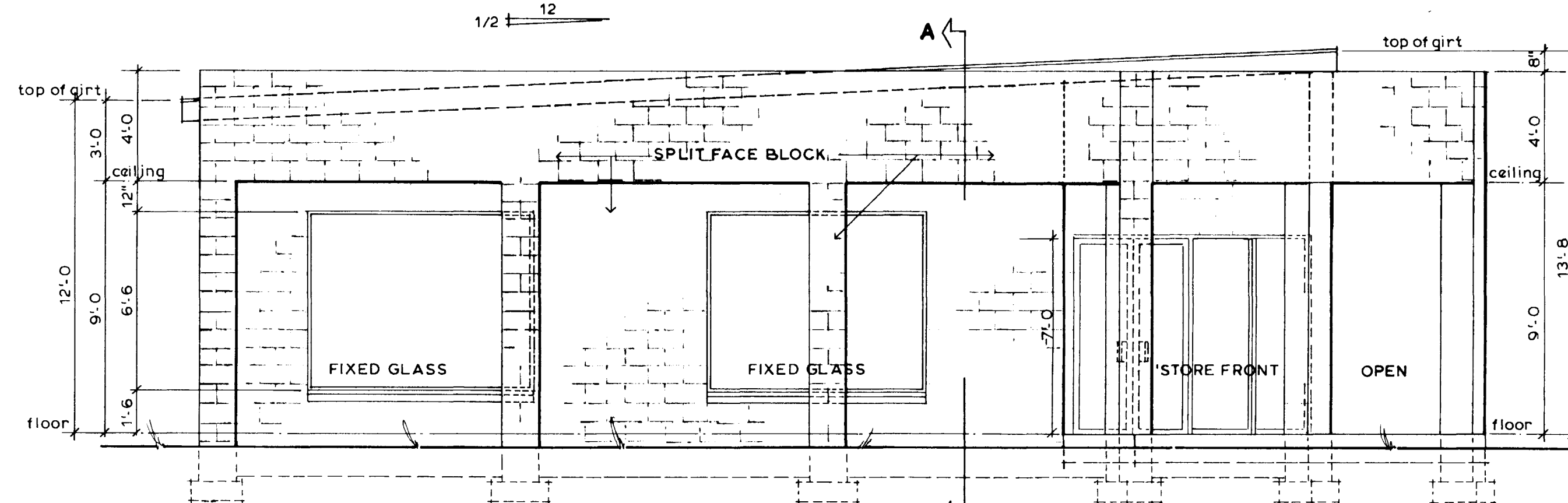
10/18/92 *[Signature]*
 ARCHITECT & ENGINEER

NORTH

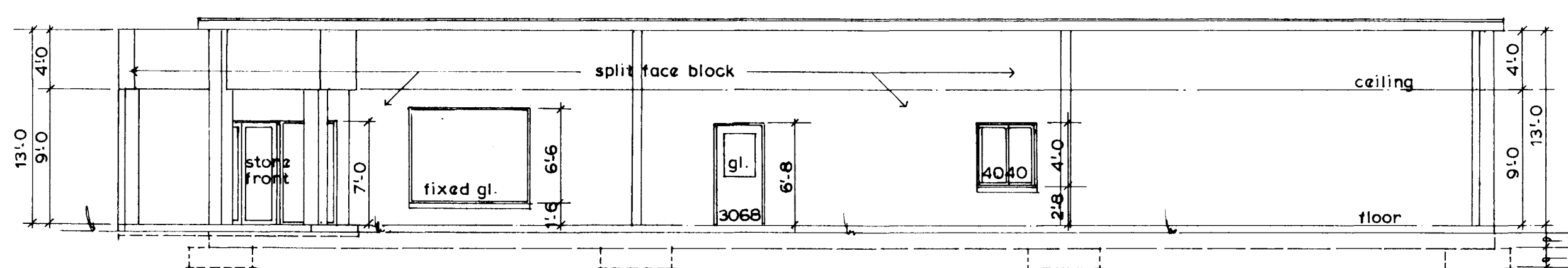
BUILDING FOR UNITEL 310 25 ROAD, GRAND JUNCTION, CO. ALCO BUILDING CO. 599 25 ROAD 242-1423			SHEET 1 OF 2
DATE: 10/4/92	DRAWN: <i>[Signature]</i>	CHECKED: <i>[Signature]</i>	KRABACHER ASSOCIATES ARCHITECT & ENGINEER



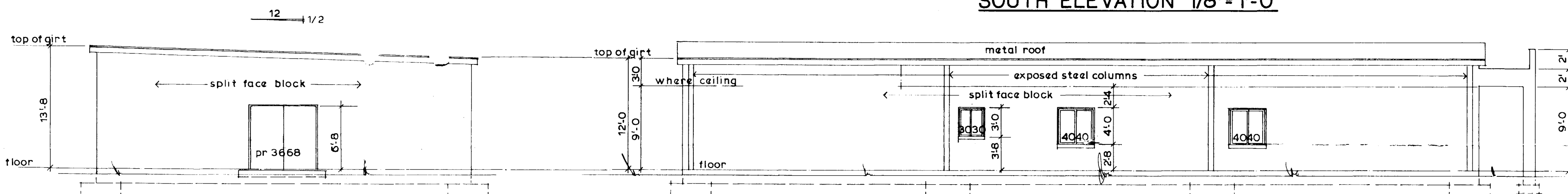
SECTION A-A



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

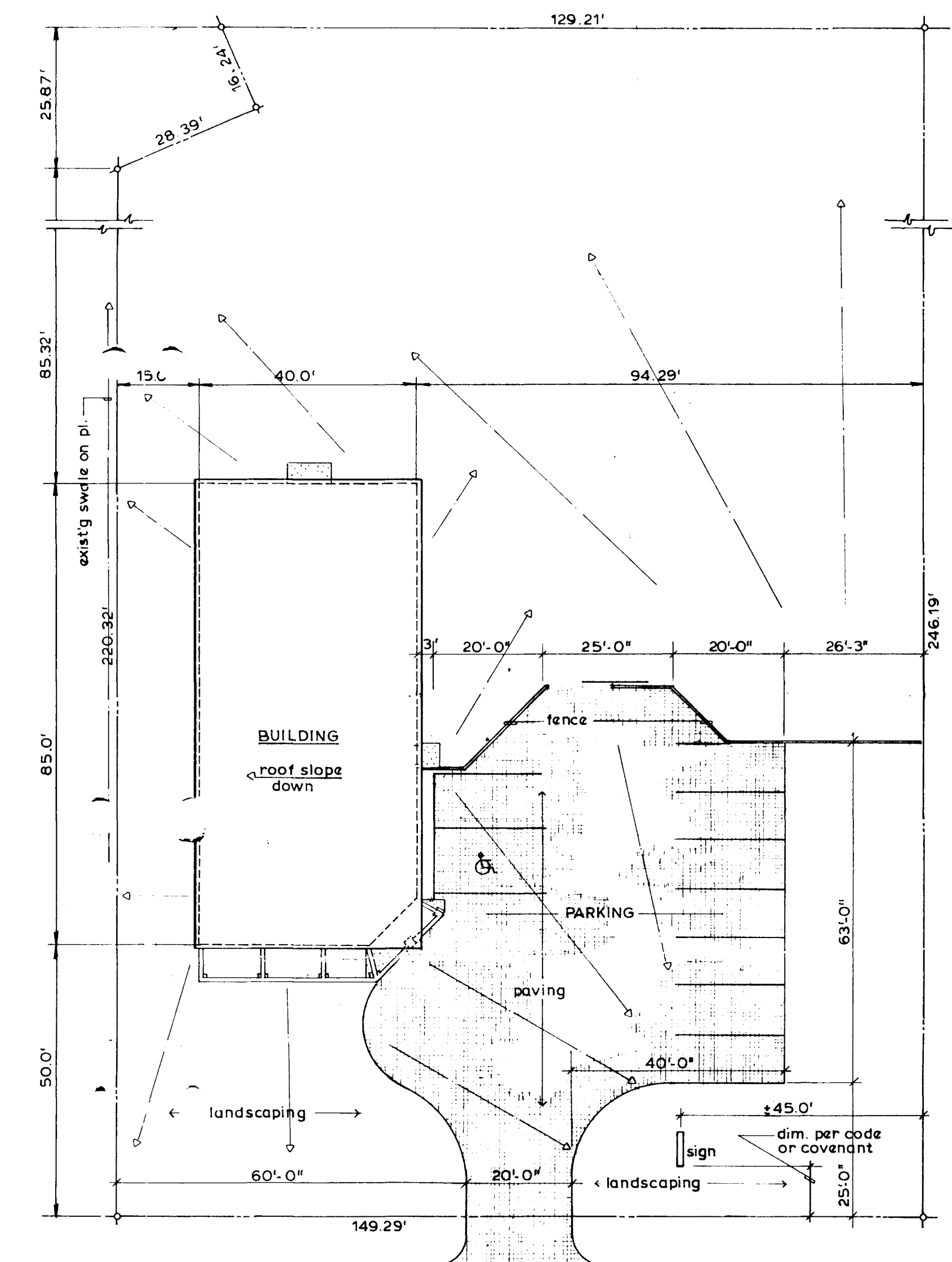


SOUTH ELEVATION 1/8" = 1'-0"

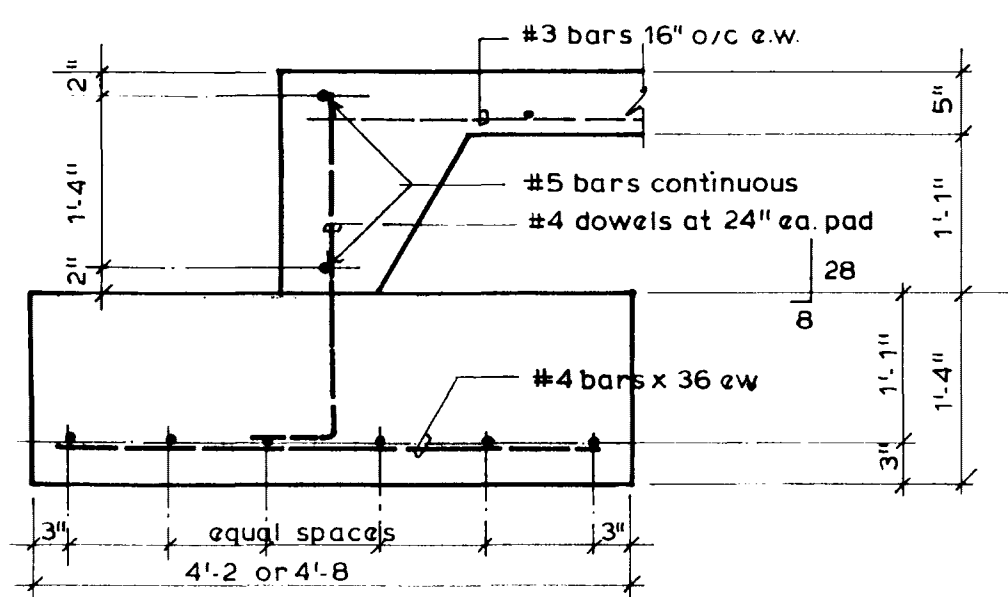


EAST ELEVATION 1/8" = 1'-0"

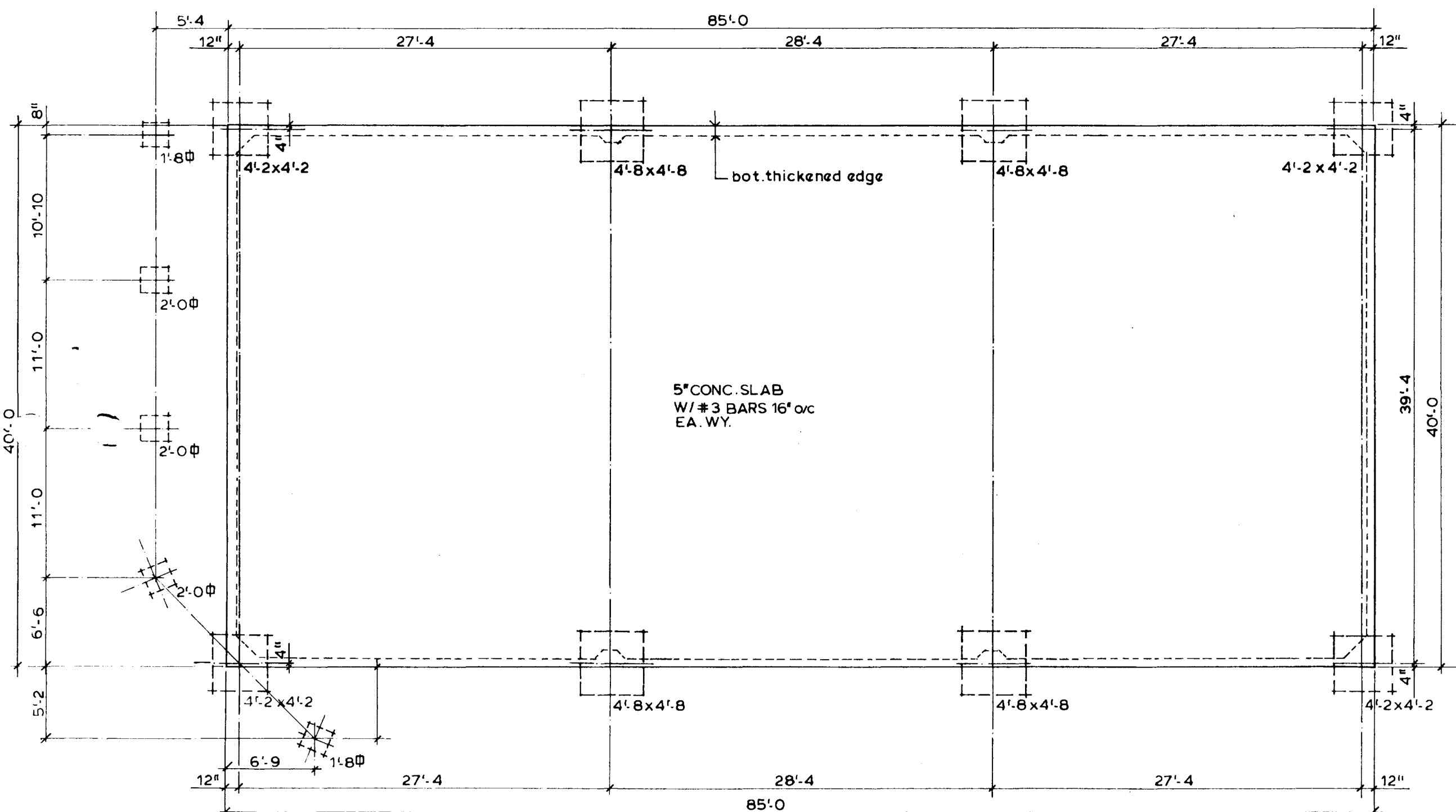
NORTH ELEVATION 1/8" = 1'-0"



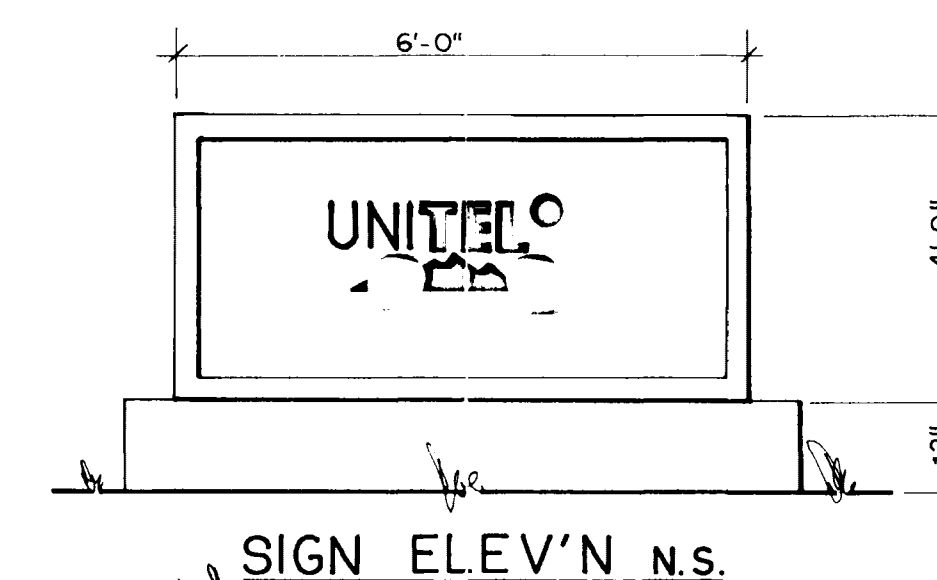
SITE PLAN 1" = 20'-0"



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



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



SIGN ELEV'N N.S.

*1/24/93
sign on 25 road
padding lot markings
for paving, no striping
no landscaping*

ACCEPTED
10/14/93
FOR SUBMITTAL TO THE
PLANNING & ZONING COMMISSION
FOR REVIEW OF THE
PROPOSED UTILITY CHANGES
AND PROPERTY LINES

FOR SUBMITTAL TO THE
OWNERS & TOWN OF GRAND JUNCTION
APPROVED FOR THE TOWN
DATE 10/14/93
COMMISSION MEMBER

*4/14/93 KLL
drainage swale filled in, does not appear to meet 15' setback
no landscaping, paving not as per plan*

BUILDING FOR UNITELO 610 25 ROAD, GRAND JUNCTION, CO. ALCO BUILDING CO., 599 25 ROAD 242-1423			
DATE 10/4/92	DRAWN &	CHECKED &	
KRABACHER ASSOCIATES ARCHITECT & ENGINEER			OF 2