

DATE SUBMITTED 7-30-93

BUILDING PERMIT NO. 45811 ✓

FEE \$ 5.00

### PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)  
Grand Junction Department of Community Development

BLDG ADDRESS 2502 FORESIGHT CR

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 68 ft<sup>2</sup>

SUBDIVISION FORESIGHT PARK

SQ. FT. OF EXISTING BLDG(S) 16,000

FILING 1 BLK 5 LOT \_\_\_\_\_

NO. OF FAMILY UNITS \_\_\_\_\_

TAX SCHEDULE NO. 294503316030

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

OWNER UNITED ARTISTS CABLE CO

USE OF EXISTING BLDGS Commercial

ADDRESS SAME

DESCRIPTION OF WORK AND INTENDED USE:  
remodel into OFFICE SPACE

TELEPHONE \_\_\_\_\_

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

ZONE PI

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

SETBACKS: Front 35' from property line or \_\_\_\_\_ from center of ROW, whichever is greater

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

Side 15' from property line

CENSUS TRACT 10 TRAFFIC ZONE 24

Rear 25' from property line

Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_

File Number \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Special Conditions: \_\_\_\_\_

Landscaping/Screening Req'd \_\_\_\_\_

See File # 7-80

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). 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval Marcia Pety

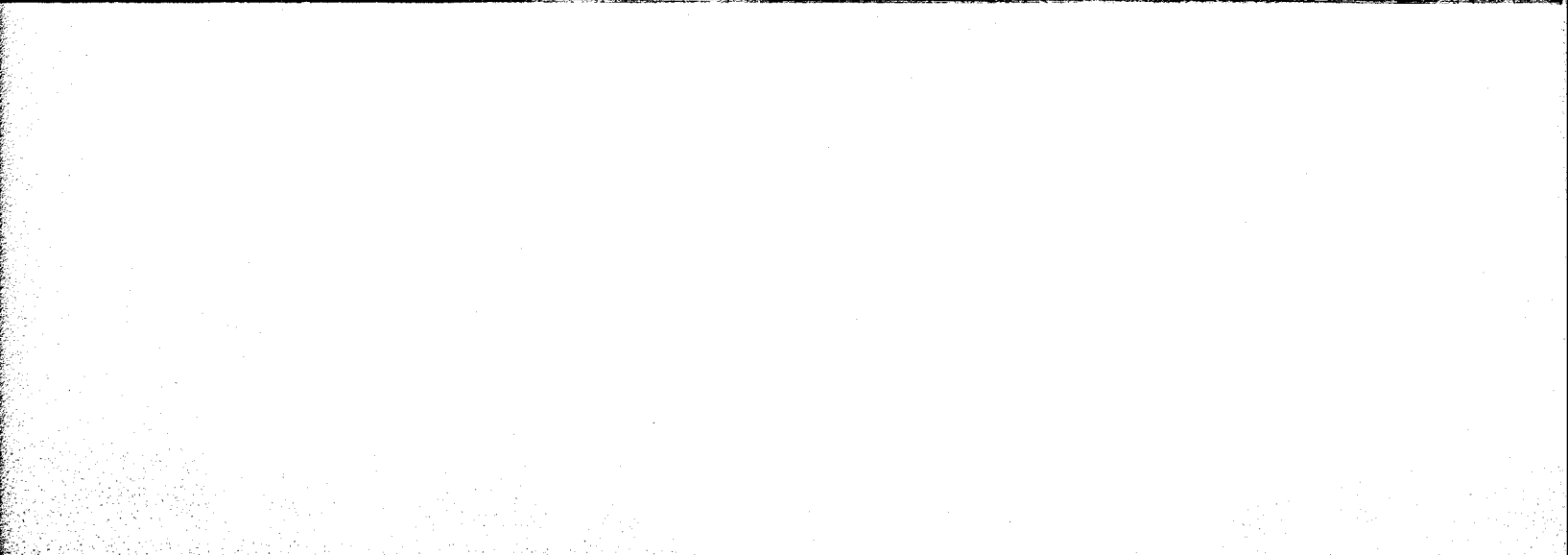
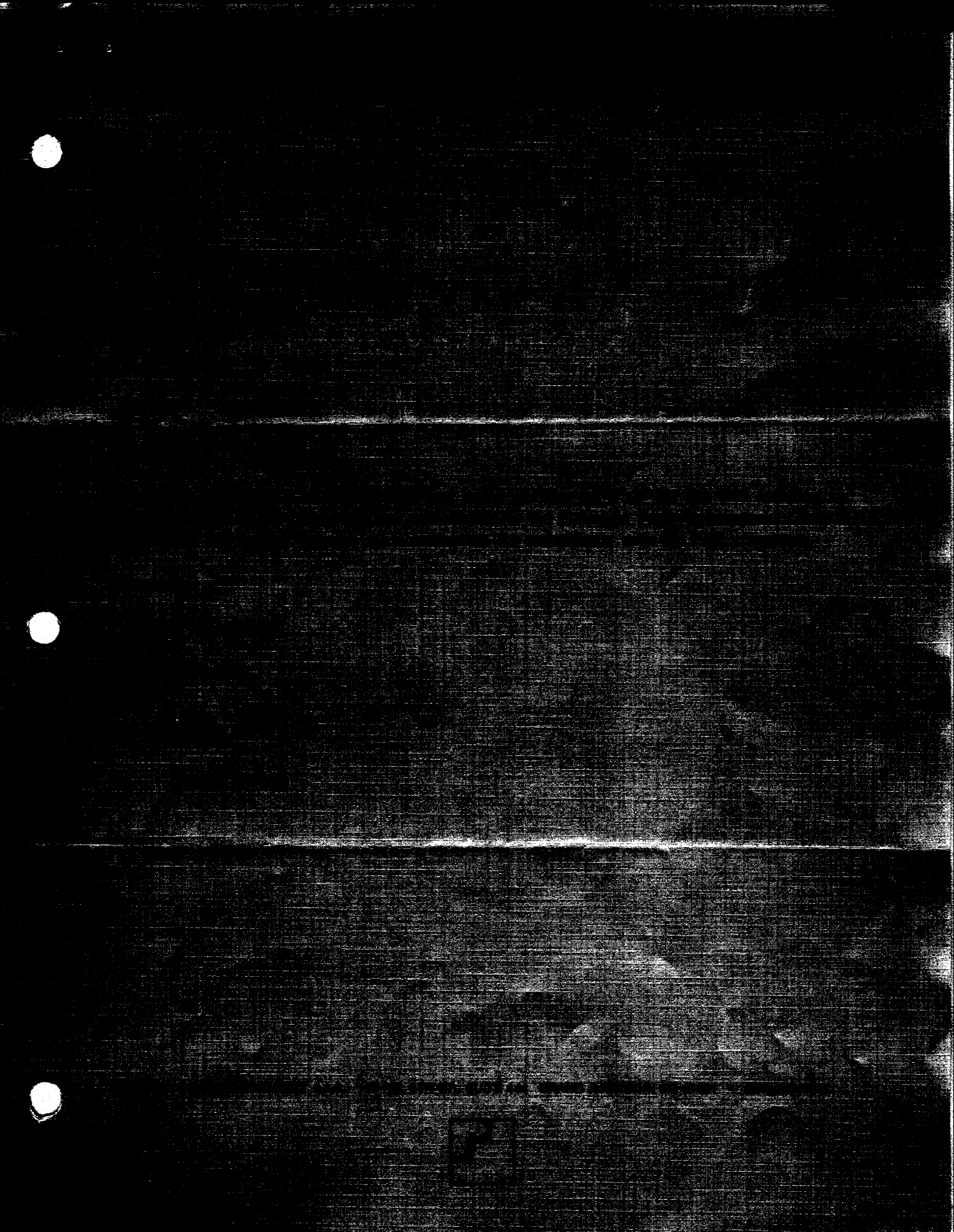
Applicant Signature [Signature]

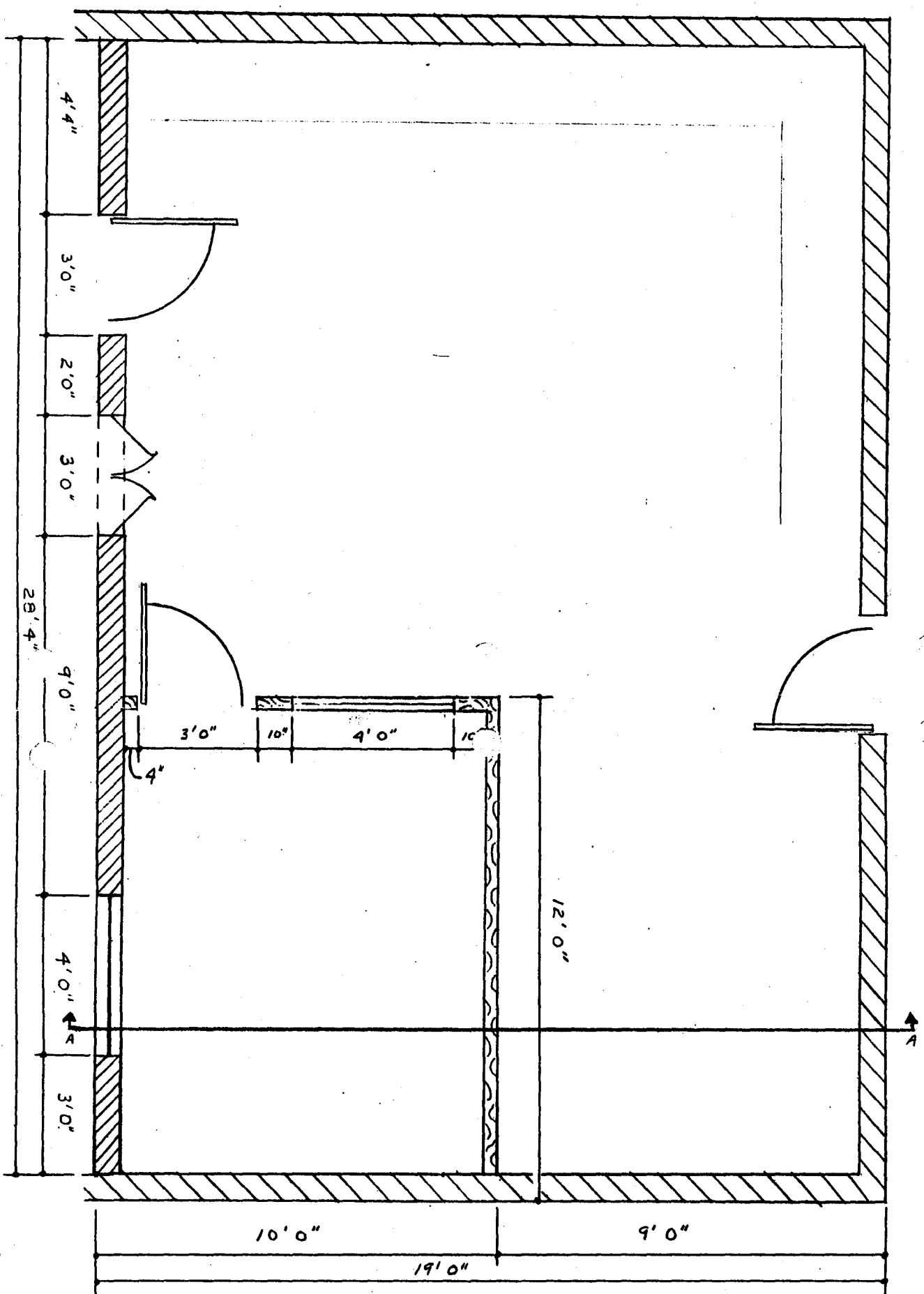
Date Approved 7-30-93

Date 7-29-93



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

(White: Planning) (Yellow: Customer) (Pink: Building Department)



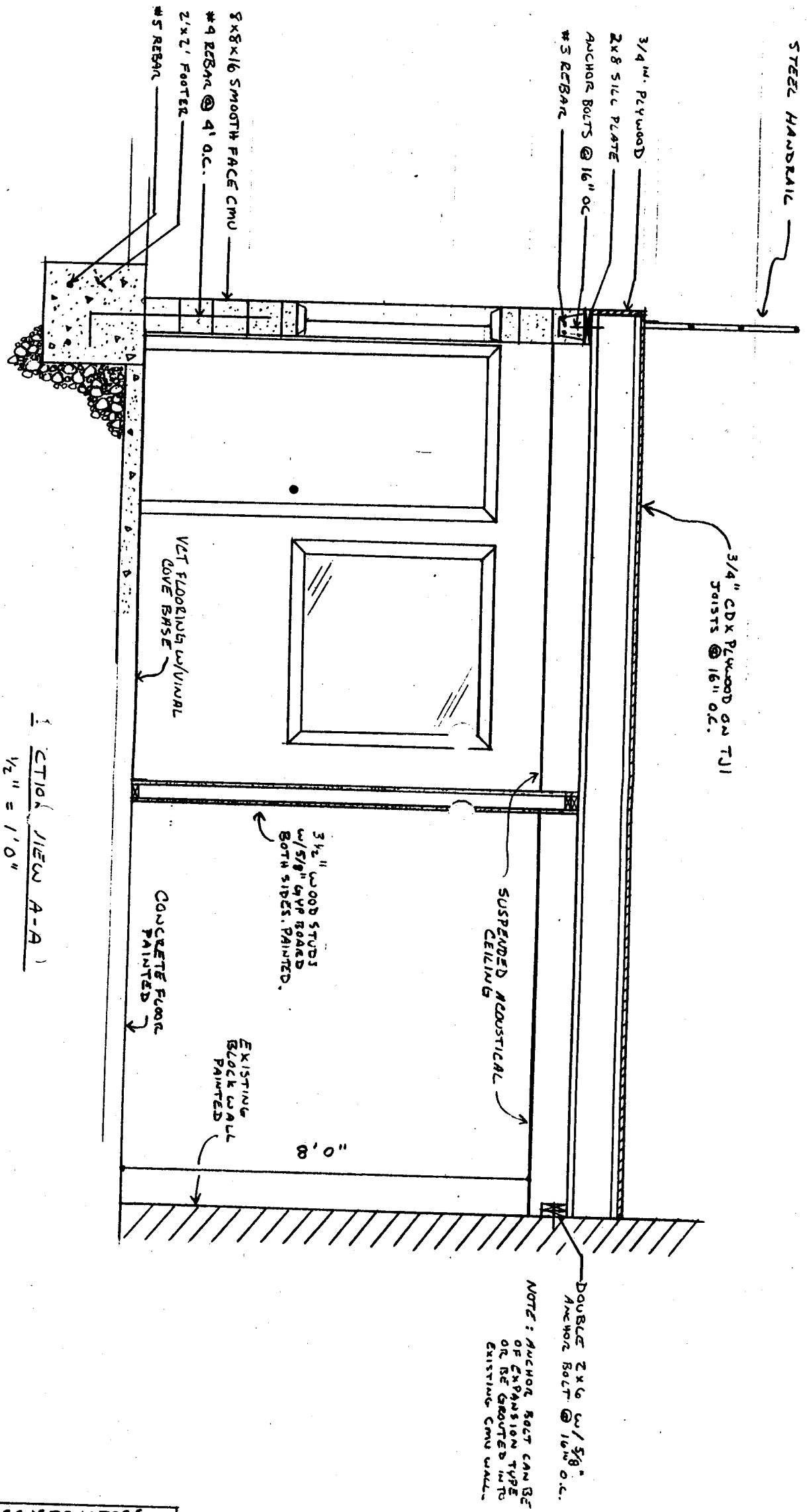


PLAN VIEW 3/0" - 1/4"

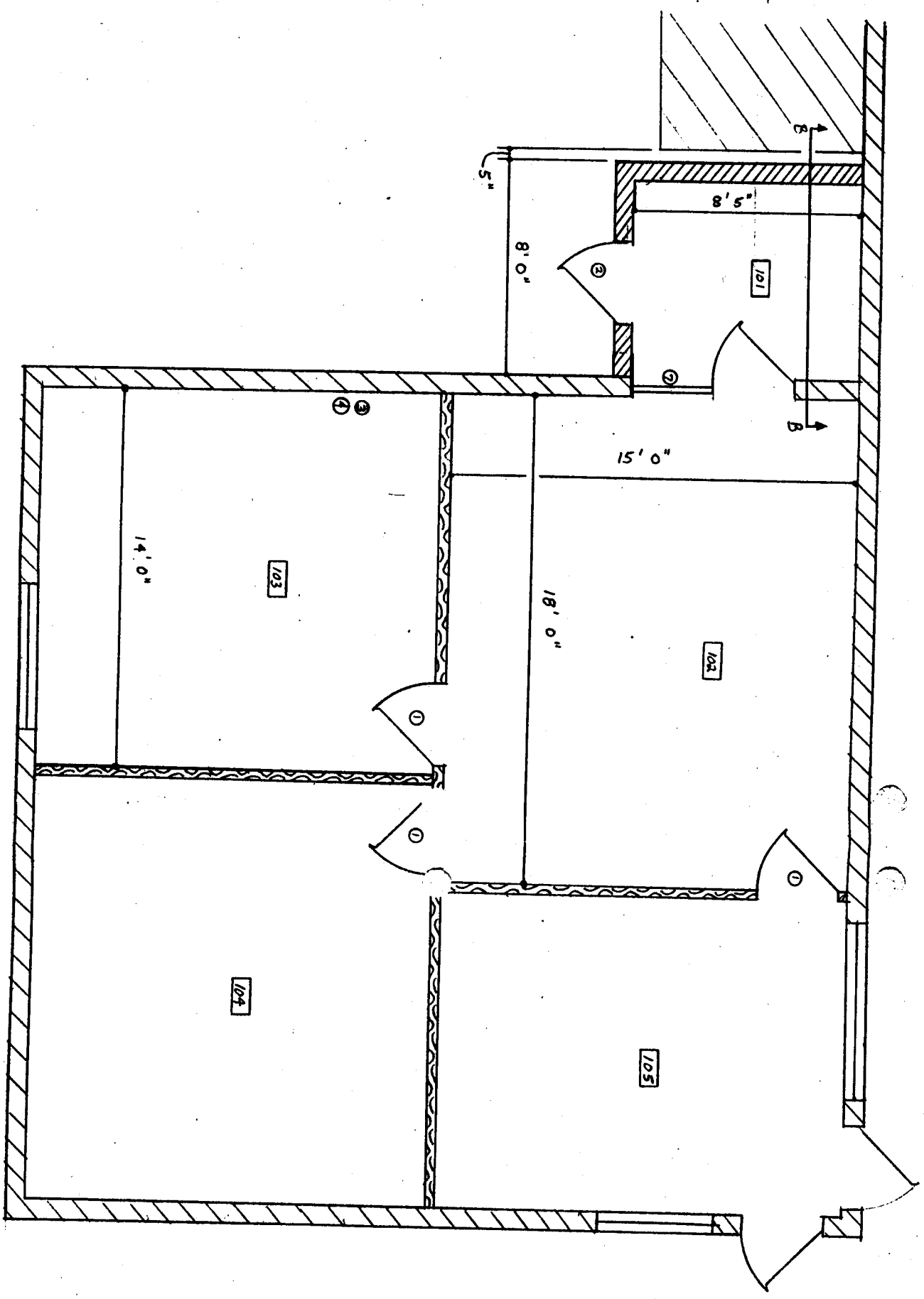
 NEW BLOCK  
 EXISTING BLOCK

NORTH

FRANCIS CONSTRUCTORS  
 27 FRUITVALE CT.  
 RAND JUNCTION CO. 81502  
 803) 434-9093



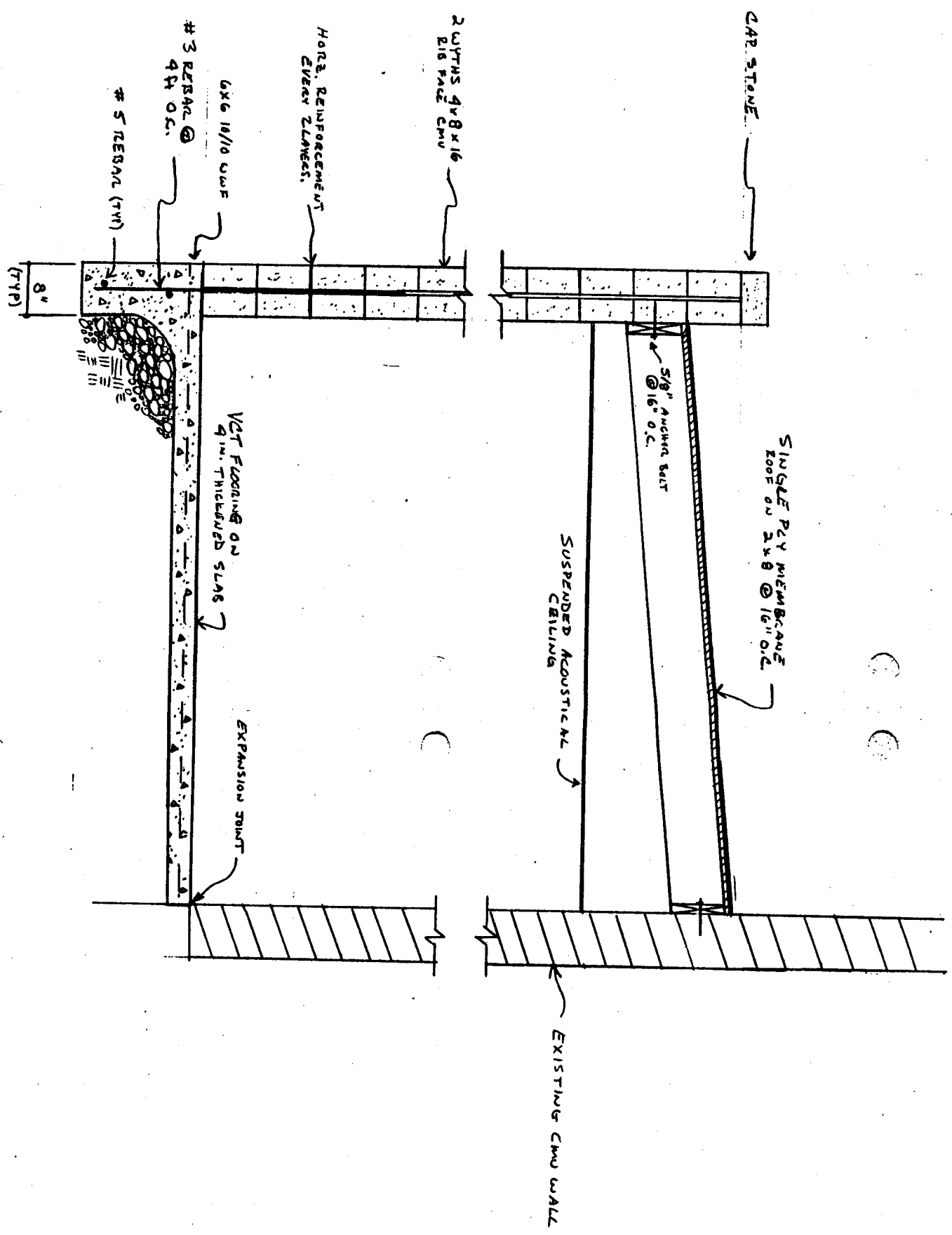
1. SECTION VIEW A-A  
 1/2" = 1'-0"



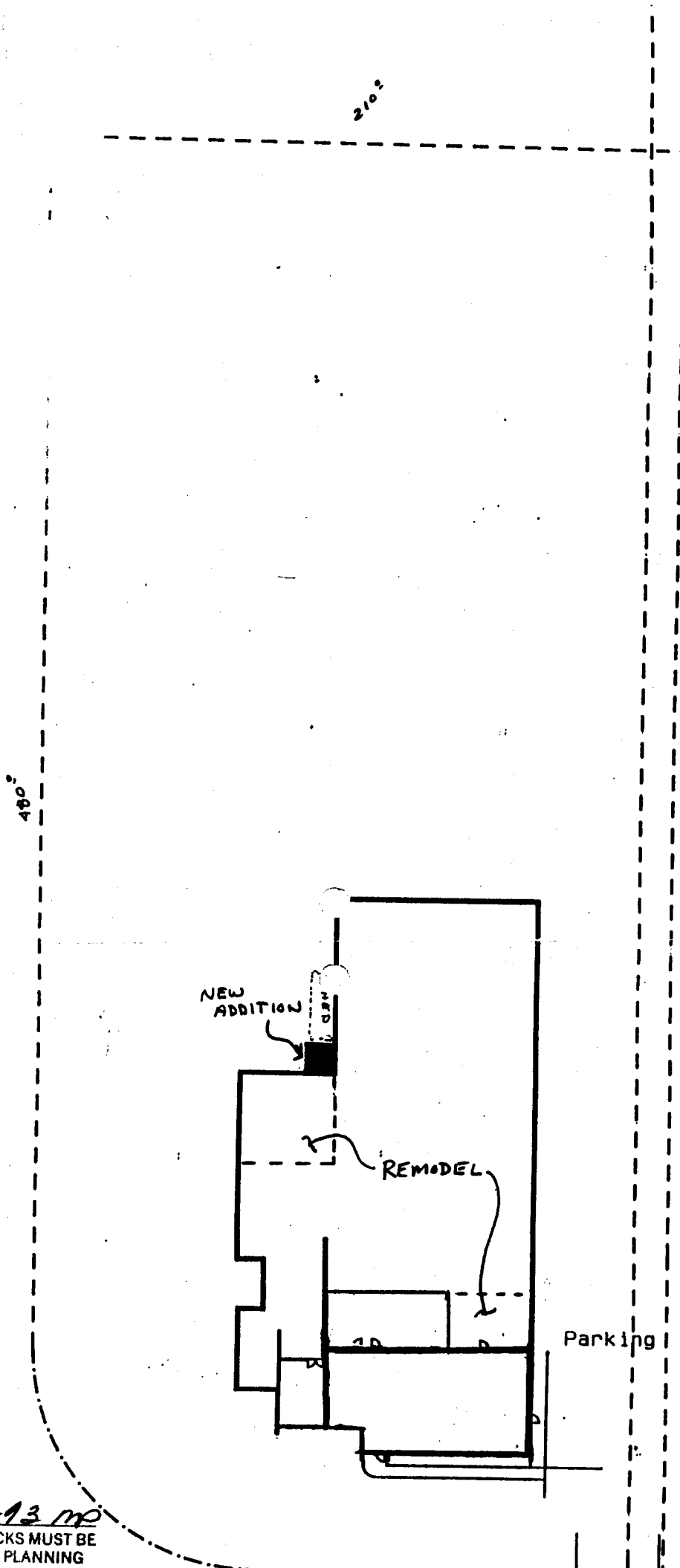
PLAN VIEW  
 1/4" = 1'0"

NOTES :

- 1: ALL NEW DOORS ARE 3'0" X 6'8". WOOD.
- 2: USE EXISTING LEFT HAND GLASS DOOR FOR NEW ENTRANCE.
- 3: FUR OUT MASONRY WALLS IN ROOMS 102, 103, 104 WITH 1/2" GYP BOARD, PAINT.
- 4: FUR OUT AROUND EXISTING GARAGE DOOR.
- 5: CARPET ROOMS 102, 103, 104.
- 6: VCT RESILIENT FLOORING IN ROOM 101.
- 7: REPLACE EXISTING DOOR WITH TEMPERED GLASS.



SECTION VIEW B-B  
 1/2" = 1'-0"



ACCEPTED 7-30-93 MP  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

SITE PLAN

Scale 1"=40'

UNITED ARTISTS CABLE TV,  
 2502 FORSIGHT CR.  
 G. J. color