

FEE \$	<u>pd w/s.p.r.</u>
TCP \$	<u>641.72</u>
DRAINAGE FEE \$	<u>NONE</u>

BLDG PERMIT NO.	<u>56106</u>
FILE #	<u>SPR 46-106</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

TCP

3021-2595-01-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 610 25 Road

TAX SCHEDULE NO. 2945-033-07-042

SUBDIVISION Foresight Park for Industry

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2630

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

SQ. FT. OF EXISTING BLDG(S) 3360

(1) OWNER William J. Widdows

NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 743 W. Wilshire Ct.

NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 242-3921

USE OF ALL EXISTING BLDGS office/retail

(2) APPLICANT William J. Widdows

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) ADDRESS 743 W. Wilshire Ct.

Sales and Service of Communications Systems

(2) TELEPHONE 970-242-4648

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

ZONE PI

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Landscaping / Screening Required: YES  NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt 22 spaces - per plan

Side \_\_\_\_\_ from PL Rear Per Plan from PL

Special Conditions: Impr. Agreement/Guarantee

required if no landscaping at C.O.

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

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

CENS.T. \_\_\_\_\_ T.ZONE \_\_\_\_\_ ANNEX # \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been 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 is required by the G.J. Zoning and Development Code.

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 information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature William J. Widdows

Date 5/14/96

Department Approval Kristen Ambrose

Date 5/13/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO

W/O No. N/A - EQU - OKay

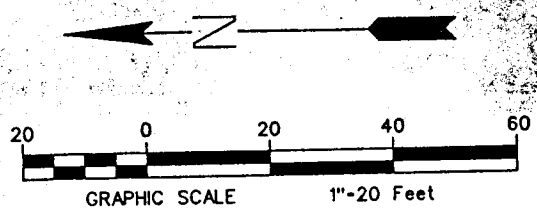
Utility Accounting Miller Jorner

Date 5-14-96

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

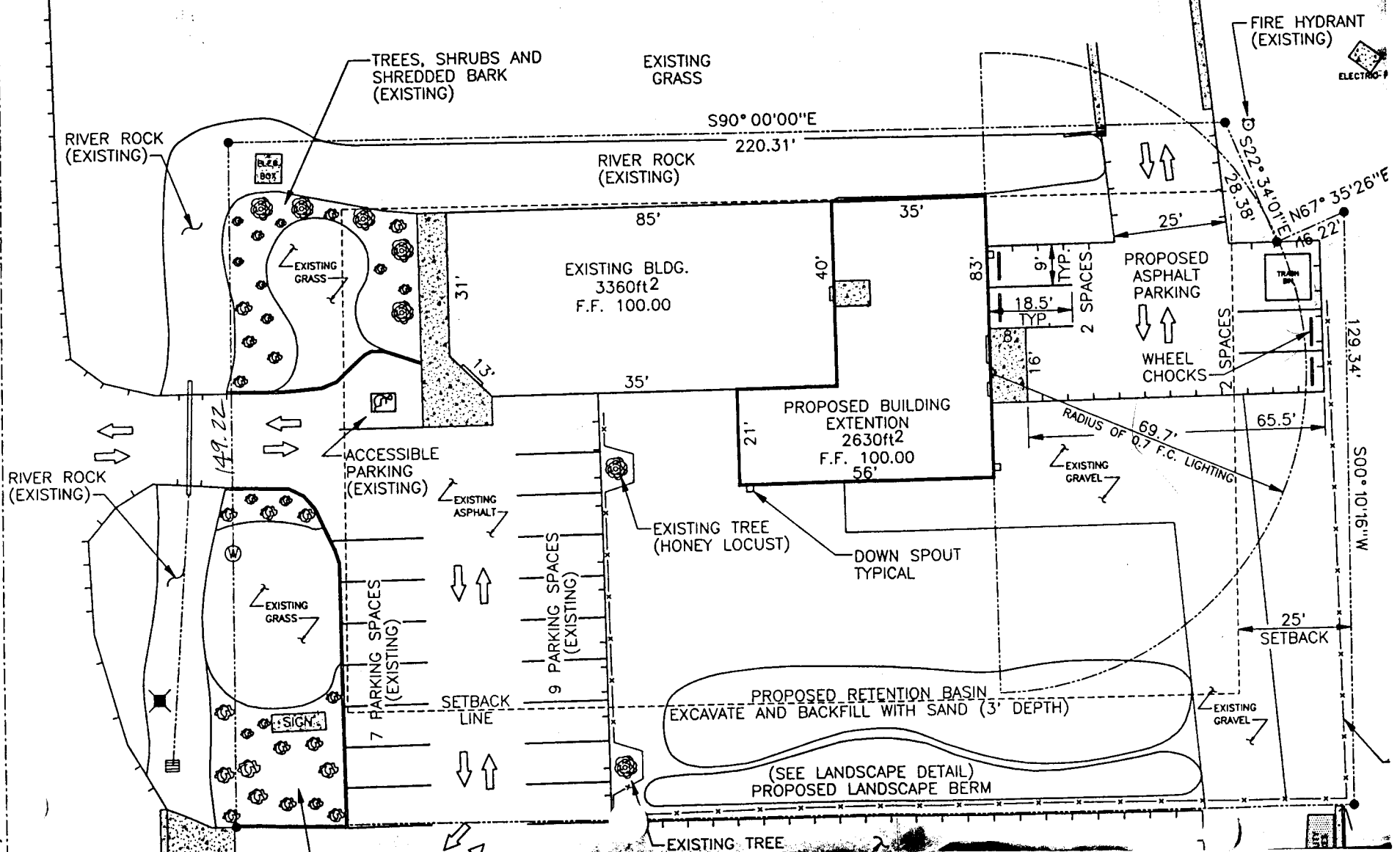
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *KVA 5/13/16*  
 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.

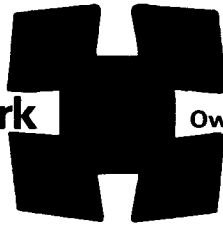


CROWN LINE 25 ROAD

*Minor Aerial*



**Foresight Park**



**Owner & Tenants Association  
P.O. Box 1509  
604 25 Road  
Grand Junction,  
Colorado 81502**

May 13, 1996

Mr. Jim Widdows  
Unitel, Inc.  
610 25 Road  
Grand Junction, CO 81505

Dear Jim,

The Foresight Park Architectural Control Committee has reviewed the following plans for the construction of an addition to your existing building:

- Site and Landscape Plan dated April 19, 1996
- Grading and Drainage Plan dated April 21, 1996
- Elevation Plan dated February 22, 1996 and revised on February 26, 1996

The Committee has agreed that this building addition, as planned, is in accordance with the Park's covenants. Thus, the committee has approved your building addition for construction.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bud Haupt', written in a cursive style.

Bud Haupt  
President  
Foresight Park Owner & Tenants Association

BH:nc

A part of Block 1 of FORESIGHT PARK FOR INDUSTRY, PILING NO. ONE as recorded in Plat Book 11 at page 90 of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Commencing at the Southwest corner of Section 3, Township 1 South, Range 1 West of the U. M.

thence North 00°00'00" East along the West line of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 3 a distance of 230.24 feet;

thence North 90°00'00" East 50.00 feet to the TRUE POINT OF BEGINNING;

thence North 00°00'00" East 149.23 feet;

thence North 90°00'00" East 220.32 feet;

thence South 22°30'00" East 28.39 feet;

thence North 67°30'00" East 16.24 feet;

thence South 00°00'00" West 129.21 feet;

thence South 90°00'00" West 246.19 feet to the TRUE POINT OF BEGINNING.

EXCEPT tract conveyed to County of Mesa by instrument recorded in Book 1155 at page 874.

PARCEL NO. 2.

A 15' wide easement for ingress and egress as follows:

Beginning at the Northeast corner of said Tract 1;

thence South 22°30'00" West 141.86 feet;

thence South 00°00'00" West 116.43 feet;

thence South 22°30'00" East 49.54 feet to the Southeast corner of said Tract 1;

thence South 90°00'00" West 16.24 feet;

thence North 22°30'00" West 43.33 feet;

thence North 00°00'00" East 122.39 feet;

thence North 22°30'00" East 140.46 feet;

thence 15.63 feet along the arc of a curve to the right

whose radius is 220.0 and whose long chord bears

South 83°47'46" East 15.63 feet to the point of beginning.

NOTE: The following is the legal description for Tract No. 1.

Commencing at the Southwest corner of Sec. 3, T1S. R1W. U. M.

thence North 00°0' East along the West line of SW $\frac{1}{4}$  SW $\frac{1}{4}$  said Sec. 3

a distance of 379.47 feet; thence N 90°0' E 50 feet to true point

of beginning of said Tract one; thence North 0°0' E 257.94 feet;

thence along the arc of a curve to right whose radius is 75 feet

and whose long chord bears N 59°57'47" E 75.08 feet, thence N 90°

0' E 159.12 feet; thence along the arc of a curve to right whose

radius is 220.0 feet and whose long chord bears S 85°52'47" E

31.61 feet, thence S 22°30'0" W 141.86 feet, thence

S 0°0' W 116.43 feet, thence S 22°30' E 49.54 feet, thence S 90°

0' W 220.32 feet to the true point of beginning of said Tract one.