



Date Received: 2-22-73

Item # 15-73

Request: Conditional Use 5.10 (Electronic Fabrication)

Location: (Additional Curb Cut - (#11-73) Use of M-3 Alley (7-73))

Location: Bounded on 3 sides by Grand, 22nd + Curray

Petitioner: Altronix, Inc. - M.E. Hoops, Pres.

Address: 461 W. 22nd. Phone: \_\_\_\_\_

Advertised: yes. Date: 2-26-73

To Planning Comm: 3-14-73

Action: Passed with conditions: 1) don't minimize to City  
2) traffic barrier 3) Russian chain hedge 4) Curb Cut  
5) main water line 12' to hedge, reserved for  
parking (See official minutes)

Advertised: \_\_\_\_\_ Date: \_\_\_\_\_

To City Council: \_\_\_\_\_

Action: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ULTRONIX, INC.  
461 N. 22nd  
Grand Junction, Co.

February 22, 1973

To: Planning Commission

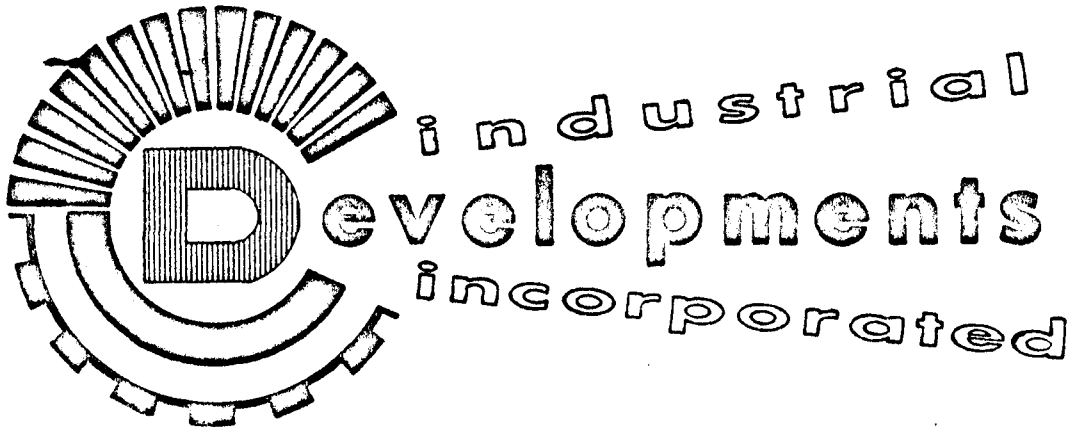
We are requesting a Conditional Use for a 5.10 electronic fabrication in a B-1 (limited business) zoned area.

This will be an expansion of present fabrication facilities. This site is bounded on three sides by Grand, 22nd and Ouray.

Sincerely,

*M. E. Hayes*

M. E. Hayes  
President



POST OFFICE BOX 1330

GRAND JUNCTION, COLORADO 81501

July 12, 1973

Mr. Robert W. White, Loan Officer  
Small Business Administration  
1961 Stout Street, Room 16417  
Denver, Colorado 80202

RE: SBA #DCL-3-302 601-Denver

Dear Mr. White:

Under the plans for expansion of the Ultronix, Inc. plant which was approved by SBA, United States Bank of Grand Junction, and IDI, the City of Grand Junction requested some changes in the parking and traffic patterns of those utilizing the facility. One of the changes requested was a 25' x 112.5' piece of land to create an alley entrance and exit for the property adjoining the Ultronix parking lot.

The land will be deeded to the City of Grand Junction and will be physically blocked from the parking lot so Ultronix employees cannot "go and come" to work utilizing the alley -- and non-Ultronix people will not have access to the parking lot from this residential alley.

A legal description of the property and a map showing the land is enclosed.

All interested parties agree that the deeding of the property to the City of Grand Junction will benefit Ultronix as leesees, IDI as owners, the City of Grand Junction, and the citizens adjoining the Ultronix facility.

We would appreciate SBA approval to deed the land to the City of Grand Junction for use of an alley.

Thank you for your cooperation.

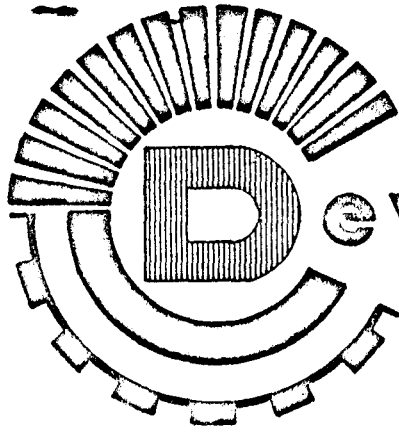
Sincerely,

Dale J. Hollingsworth  
Secretary

CC: Herb Bacon, U. S. Bank -- Gene Hayes, Ultronix, M. A. Cornelison, IDI,  
Ed Ruland, Attorney

A non-profit community development organization, an affiliate of the Grand Junction Chamber of Commerce

JUL 16 REC'D



Industrial  
Developments  
Incorporated

POST OFFICE BOX 1330

GRAND JUNCTION, COLORADO 81501

July 13, 1973

Mr. Ed. Ruland  
Dufford, Ruland and Williams  
Post Office Box 2188  
Grand Junction, Colorado 81501

Dear Ed:

See letter to SBA.

We need a deed from Industrial Developments, Inc. to the City of Grand Junction for the property described on the attached. It will be necessary to get SBA approval to complete the deal, but that should be no problem.

I will be gone July 9-13 but if something additional is needed Herb Bacon at the U. S. Bank is completely familiar with our loan, which includes their participation and servicing agency. I'm sure Herb will be glad to help.

Kindest regards,

Dale J. Hollingsworth  
Secretary

DJH/kk

CC: Herb Bacon, U. S. Bank  
M. A. Cornelison, IDI

City  County

PLAN # \_\_\_\_\_

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which about the parcel:

BLDG ADDRESS: 461-N 22<sup>nd</sup> ST

SQ FT OF BLDG: 32,000 + 12,000 = 44,000

SUBDIVISION: \_\_\_\_\_

SQ FT OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: \_\_\_\_\_

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION

PROPERTY OWNER: ULTRONIX, INC

one

ADDRESS: 461-N 22<sup>nd</sup> ST

USE OF ALL EXISTING BUILDINGS:

PHONE: 242-0810

Office & manufacturing

DESCRIPTION OF WORK AND INTENDED USE:

Plant Addition for manufacturing

\*\*\*\*\*

FOR OFFICE USE ONLY

\*\*\*\*\*

ZONE: B-1

FLOOD PLAIN: YES  NO

SETBACKS: F 45' S 0' R 0'

GEOLOGIC HAZARD: YES  NO

RIGHT OF WAY: OK

CENSUS TRACT NUMBER: 7

MAXIMUM HEIGHT: 40'

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

PARKING SPACES REQUIRED: OK

OK per file # 15-73 C.U.

LANDSCAPING/SCREENING: OK

Addition proposed & approved in '73  
see copy included

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.

THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) 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.

J. R. Swinton  
SIGNATURE

DATE APPROVED: 12/10/81

APPROVED BY: J. R. Swinton

Mid Continent Builders Co.  
345-6753

AVENUE

S 89° 57' 42" E 310.94'

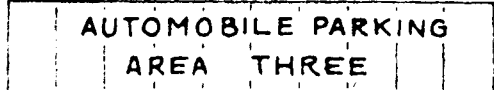
25.00' 25.00'

FOUND N° 4 REBAR

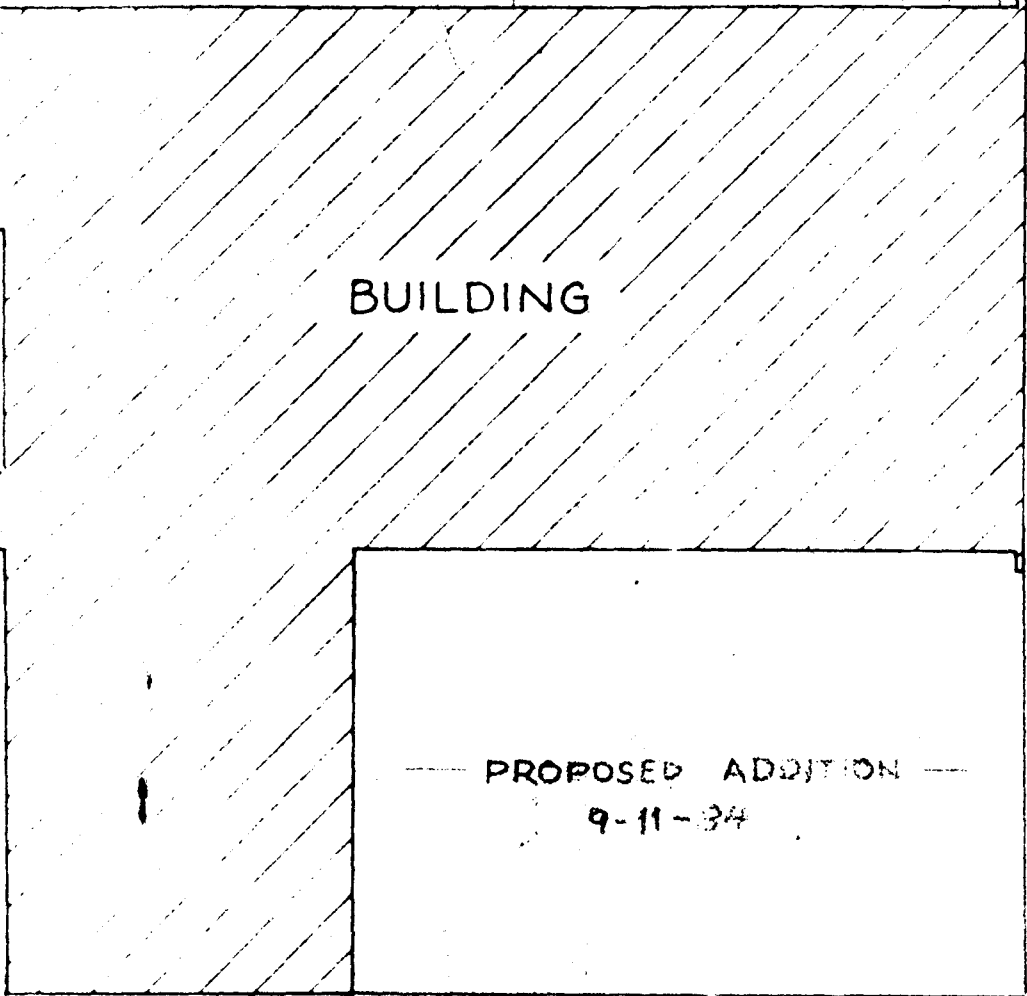
GRAND UNION CITY MONUMENT  
AT INTERSECTION OF OURAY AVENUE  
AND N. 22nd ST.



AUTOMOBILE PARKING AREA TWO

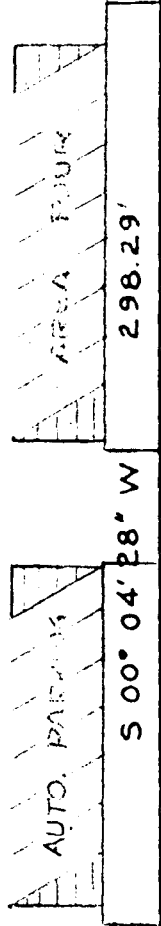


AUTOMOBILE PARKING AREA THREE



BUILDING

PROPOSED ADDITION  
9-11-34



AREA FOUR

AUTO. PARKING

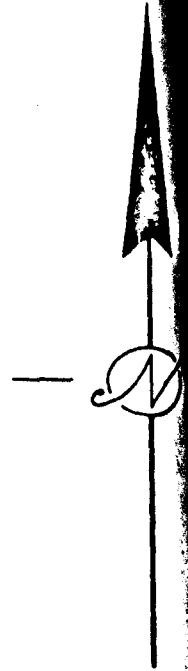
298.29'

S 00° 04' 28" W

25.00' 25.00'

STREET

535.00' RECORDED  
533.29' MEASURED



SCALE  
1 INCH = 40'

