

FEE \$ 500

BLDG PERMIT NO. 505/10

### PLANNING CLEARANCE

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

Grand Junction Community Development Department

31 - 2573-02-3

BLDG ADDRESS 611 Eisenhower Rd TAX SCHEDULE NO. 2945-033-13-001  
002

SUBDIVISION Fourlight Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING 3 BLK 9 LOT 11 & 12 SQ. FT. OF EXISTING BLDG(S) 22,400

(1) OWNER WESTCON NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 715 Horizon Dr. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT TOM BURKE USE OF ALL EXISTING BLDGS Commercial

(2) ADDRESS 336 MAIN St. DESCRIPTION OF WORK & INTENDED USE: interior

(2) TELEPHONE 243-0584 Finish - offices.

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

ZONE PI Landscaping / Screening Required: YES      NO     

SETBACKS: Front 35' from Property Line (PL) or Parking Req'mt       
     from center of ROW, whichever is greater

Side 15' from PL Rear 25' from PL Special Conditions: INTERIOR PARTITION  
NO CHANGE IN USE

Maximum Height      CENSUS TRACT 10 TRAFFIC ZONE 24

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 Tom Burke Date 11/21/94

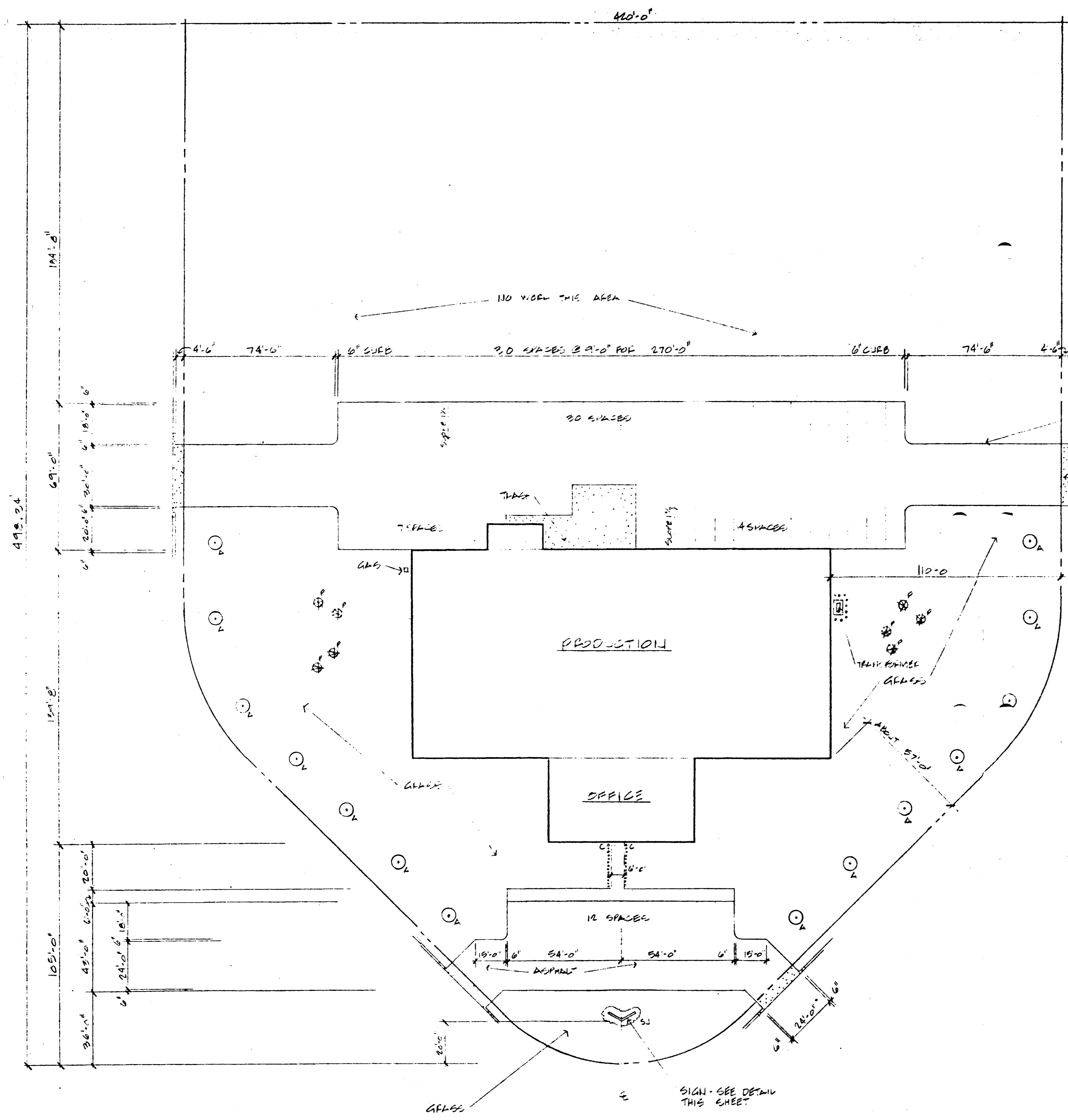
Department Approval Ronnie Edwards Date 11/21/94

Additional water and/or sewer tap fee(s) are required: YES      NO X W/O No. N/A

Utility Accounting Millie Fowler Date 11-21-94

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

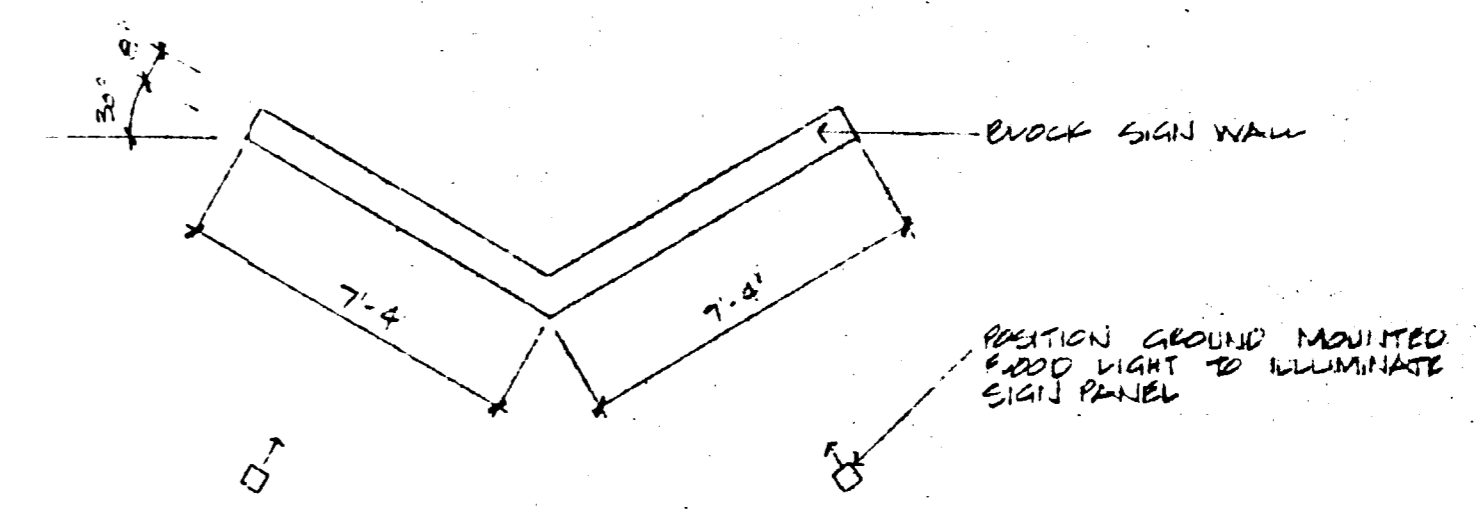
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



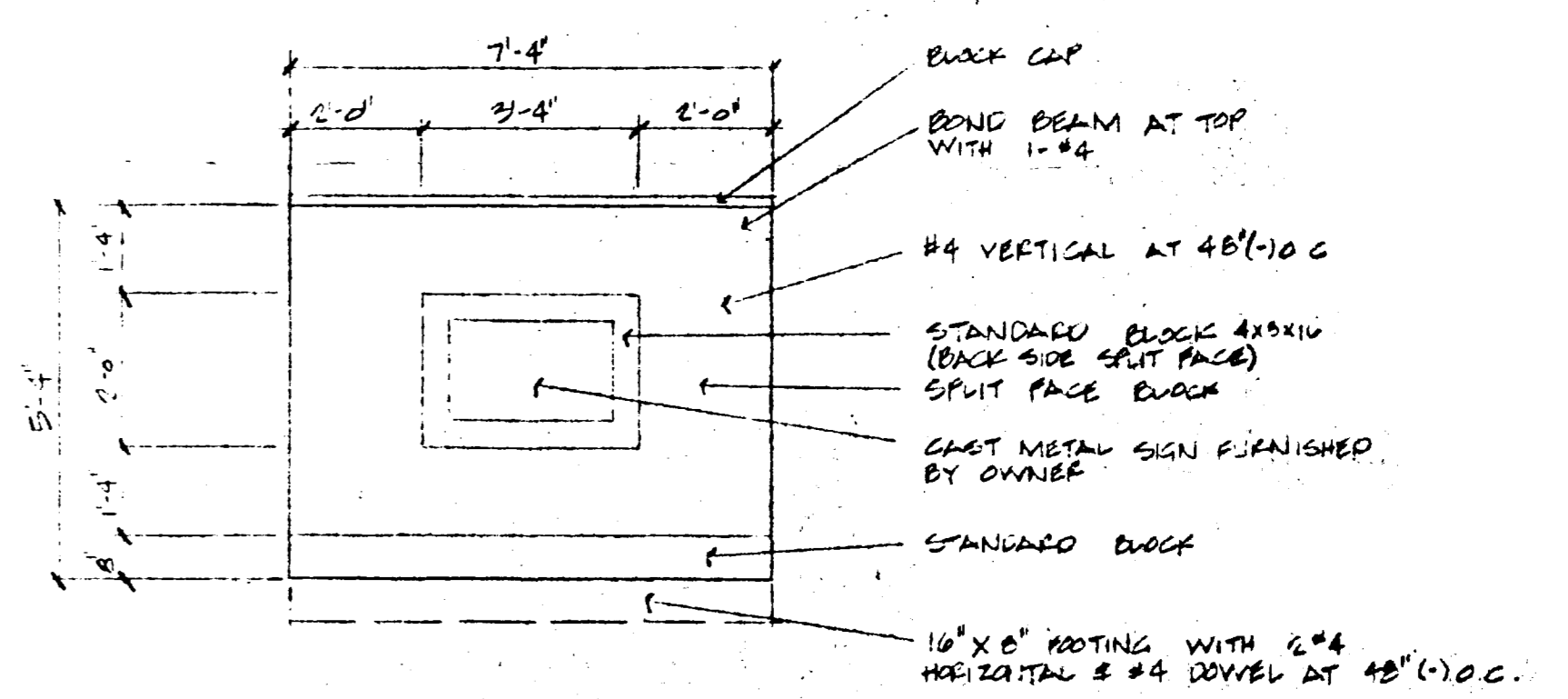
**SITE PLAN**  
SCALE: 1" = 30'

**PROJECT DATA**

- OCCUPANCY B-4 (FACTORY) WITH ACCESSORY USE OF B-2 (OFFICE)
- BUILDING TYPE II NONRATED
- SQUARE FOOTAGE OF FACTORY 20,930
- SQUARE FOOTAGE OF OFFICE 2,777
- TOTAL PROJECT SQUARE FOOTAGE 23,707
- ON SITE PARKING FOR 63 CARS SERVING 50 EMPLOYEES



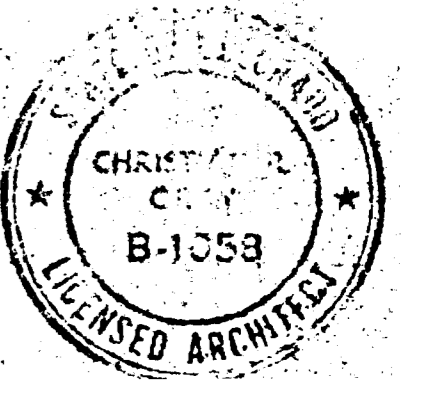
**SIGN PLAN**  
SCALE: 1/4" = 1'-0"



**SIGN ELEVATION**  
SCALE: 3/8" = 1'-0"

**LANDSCAPING LEGEND**

- ASH
- ⊛ PINE
- ⊞ SPREADING JUNIPER
- ⊞ C CRIMSON CAMELLIA
- ⊞ V VERTICAL JUNIPER



EMERSON MUSICAL INSTRUMENTS  
GRAND JUNCTION FACILITY  
ALCO BUILDING COMPANY

**gray**  
architects • planners  
1350 east shermood drive, suite 1-245-1308, grand junction, color. 81501

date 1/21/06  
draw CRG  
title SITE PLAN  
sheet ONE  
of 2