

FEE \$ 5.00

BLDG PERMIT NO. 50570

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 611 EISENHAWER TAX SCHEDULE NO. 2045-033-13-001 (& 002-004)  
 SUBDIVISION FORESIGHT PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 FILING 2+3 BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 23,000 ft<sup>2</sup>  
 (1) OWNER EMERSON MUSIC NO. OF DWELLING UNITS  
 BEFORE: N/A AFTER: N/A CONSTRUCTION  
 (1) ADDRESS 611 EISENHAWER  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE 303-241-2909  
 USE OF ALL EXISTING BLDGS Office/showroom/warehouse  
 (2) APPLICANT MIKE JACOBS  
 DESCRIPTION OF WORK & INTENDED USE: Interior remodel  
 (2) ADDRESS 461 GRAND AVE  
 (2) TELEPHONE 303-245-7300

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE Planned Industrial Landscaping / Screening Required: YES N/A  
 SETBACKS: Front N/A from Property Line (PL) or Parking Req'mt N/A  
 from center of ROW, whichever is greater  
 Side N/A from PL Rear N/A from PL  
 Special Conditions: Interior remodel  
 Maximum Height N/A  
 Maximum coverage of lot by structures N/A 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 [Signature] Date 9/16/94

Department Approval [Signature] Date 9/16/94

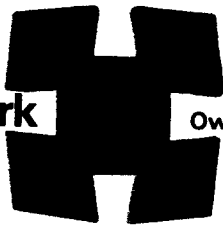
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 9/16/94

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)

Foresight Park



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

September 14, 1994

BP # 50570

Mr. Mike Jacob  
President  
Inside Story, Inc.  
461 Grand  
Grand Junction, CO

Dear Mike:

This letter confirms the approval of the Foresight Park for Industry Architectural Control Committee for the proposed occupancy of Inside Story, Inc. in the former Emerson Music building at 611 Eisenhower Circle.

Our covenants state that allowable usages include offices, warehousing and supportive service facilities. In the committee's opinion your carpet showroom and warehouse fits into this category. This definition is important as we feel that retail sales are not an acceptable occupancy in the Park and we want to be sure there will be no change in your business plan towards that type of operation.

As you move forward with your plans we will need to see detailed drawings of the signage you propose to employ for approval by our committee.

Sincerely,

*Tom Worster*

Tom Worster  
President

*change of Use / Interior Remodel  
no increase in traffic / parking requirement  
MJD  
9/16/94*

# INSIDE STORY, INC.

461 Grand Avenue  
Grand Junction, CO 81501  
(303) 245-7300



September 6, 1994

Mr. Tom Worster  
Architectural Committee  
Foresight Park for Industry  
2507 Foresight Circle  
Grand Junction, Colorado 81506

Dear Tom:

This letter concerns our intended use for the building located at 611 Eisenhower Circle.

The anticipated use of 611 Eisenhower Circle is a floor covering showroom/office combined with commercial lease space. The size of the building is approximately 23,000 sq. ft. Approximately 12,000 sq. ft. will be for showroom/office space, 3,000 sq. ft. for carpet warehouse, and 8,000 sq. ft. for commercial warehouse space, which is rented by Reynolds Polymer.

Because floor coverings are a "large ticket item", the customer traffic is small. During the eleven years we have been in business, we rarely have over four clients in the showroom at any one time. For this reason I do not believe we will bring heavy traffic into Foresight Park. Our traffic would not be more than the employees of Reynolds Polymer or the customer base visiting the cable company daily. However, the small increased traffic will add to the viability of Foresight Park.

We are a member of the Grand Valley business community and of the Grand Valley Vision. I am certain that many of the businesses within Foresight Park are also members of this organization. One of the specific tasks is to assist existing businesses grow and expand. This would certainly be an example of Foresight Park and Grand Valley Vision assisting an existing business.

I look forward to this exciting venture and to working with all the members of Foresight Park.

Mr. Tom Worster  
September 6, 1994  
Page Two

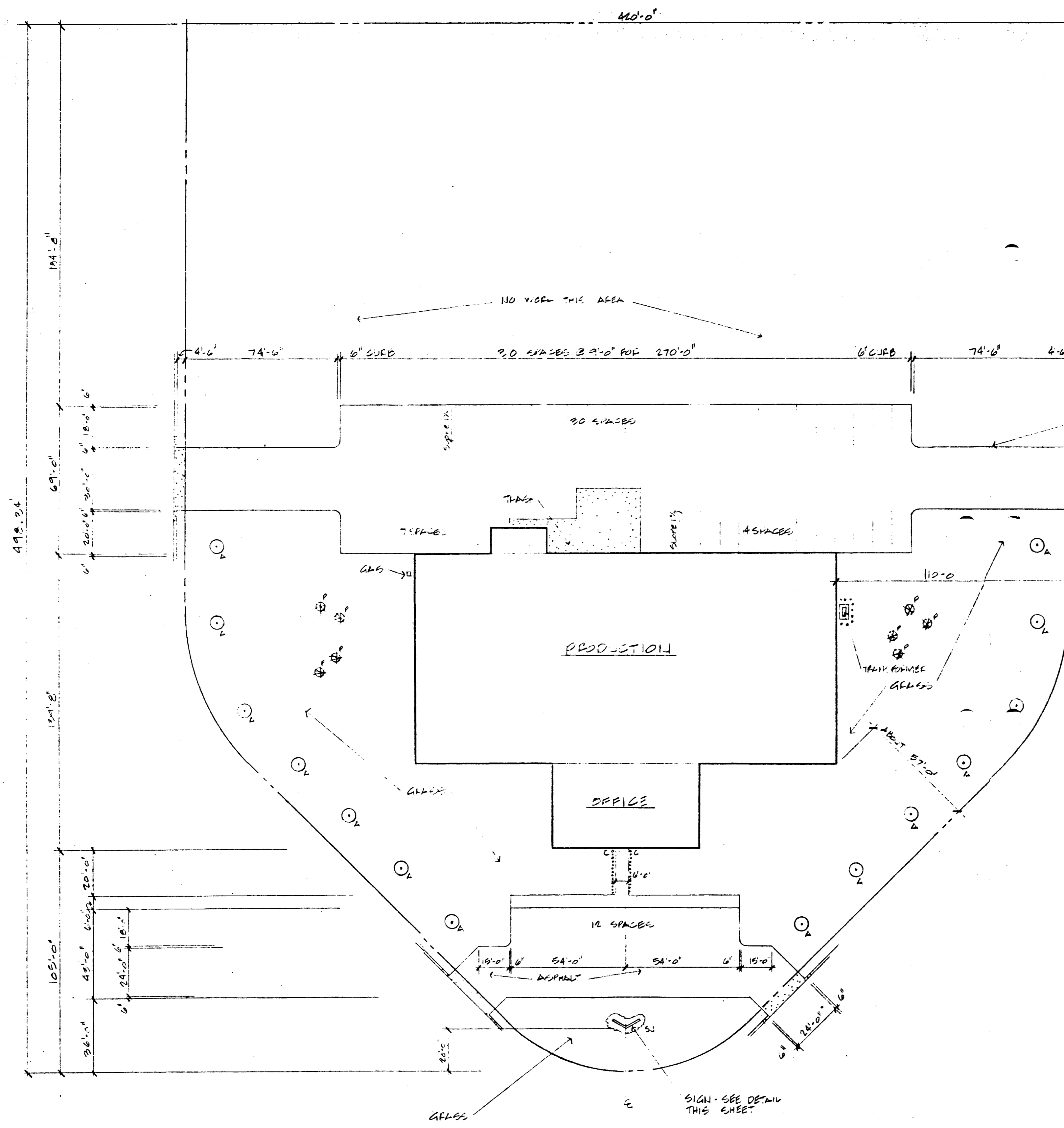
Please accept our application to conduct business in this new facility. I am certain this will be a mutually beneficial relationship.

If you have any further questions, please contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike Jacob", written in black ink.

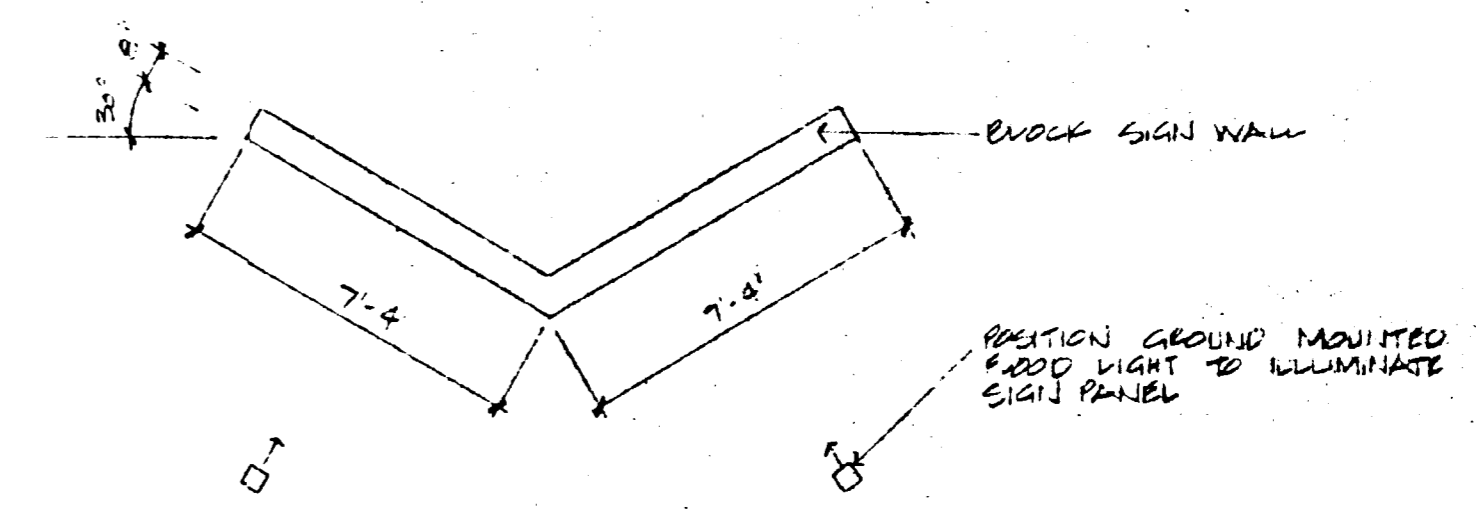
Mike Jacob  
President



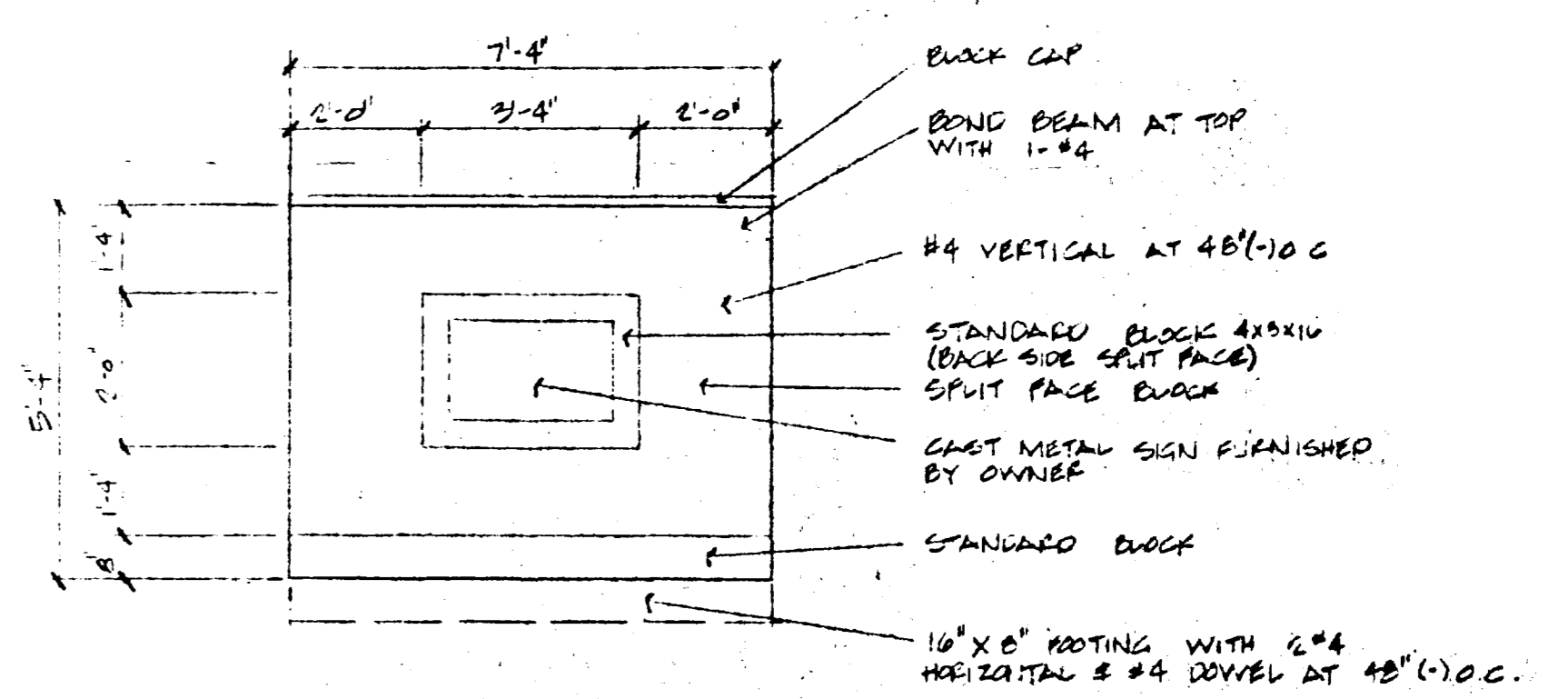
**SITE PLAN**  
SCALE: 1" = 30'

**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



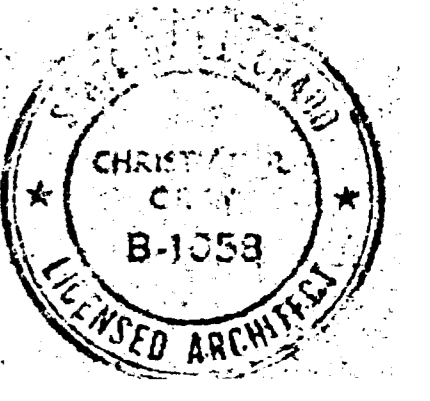
**SIGN PLAN**  
SCALE: 1/4" = 1'-0"



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

**LANDSCAPING LEGEND**

- ASH
- ⊗ PINE
- ⊕ SPREADING JUNIPER
- ⊙ CRIMSON CAMELLIA
- ⊖ 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  
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