

Date Submitted: April 10, 1996



CHANGE OF USE DEVELOPMENT APPLICATION

COU-96-4.19

Property Owner: Ellegood Enterprises, Inc.

Address: 2325 Interstate Avenue

Telephone: 243-0536

Applicant's Name: Jeffrey K. Williams (Representative)

Address: 734 Main Street

Telephone: 241-7900

Location of Property: 23 Road South of I-70

Tax Parcel No. 2701-323-04-011

Existing Use: Sports Access, Exporter of Clothing

Proposed Use: Television Broadcasting Station

Other: General Office and Sales Staff

FOR OFFICE USE ONLY				
Zone: <u>I-1</u>	Setbacks	F:	S:	R:
Special Conditions: <u>existing bldg. -</u>				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

Jeffrey K. Williams
Applicant's Signature

5-10-96
Date

Bill Nebeker by Ronnie Edwards
Community Development Department Approval

5-10-96
Date

White - Community Development Dept.

*See planning
clearance*

Yellow - Customer

2325 Interstate Avenue
Grand Junction, Colorado 81505
970 243-1111 Fax 970 243-1770

An NBC Affiliate
Eagle III Broadcasting LLC

William Varecha
CEO

COU-96-4.19

KKCO TV 11

April 10, 1996

Mr. Jeff Williams
Alta Properties
734 Main Street
Grand Junction, CO. 81501

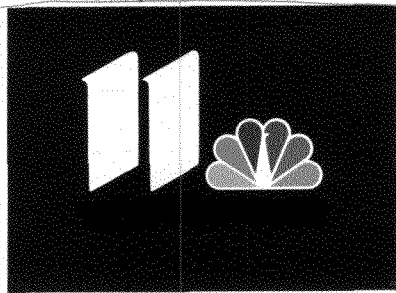
Dear Jeff:

Thanks for your call regarding the NBC back lit sign we wish to put up on the outside of the offices. The actual sign will be about 3.5 feet high. Enclosed is a sample of what the sign will look like. Thanks for your assistance.

Regards,

Bill

Bill Varecha



Date: 4/8/96
Proposal: Change in use for TV station
Location: 2325 Antislope Ave

Tax Parcel Number: 2701-323-04-011

Related Files: _____

Additional ROW required? _____

TCP/Adjacent Half street improvements? TCP

Revocable Permit required? _____

State Highway Access Permit required? _____

On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

Related Files: _____

Project Report - include breakdown of use of all square footage in the building - past & proposed

April 9, 1996

COU-96-4.19

City of Grand Junction
Community Development Department / Review Agencies
250 North 5th Street
Grand Junction, CO. 81501


RE: KKCO T.V. NBC AFFILIATE

Please accept this application for a Change in Use for the property located at 2325 Interstate Avenue, Grand Junction, 81505. This building was originally built for Roache Construction a General Contracting firm in 1982. Steve Ellegood later purchased the building for his company called Timeco. This business employed seventeen people for franchising sporting goods stores. Mr. Ellegood currently is operating Sports Access out of the building. This business is an exporter of sport clothing and is utilizing only about a fourth of the building. Enclosed is the site plan of the property as well as a floor plan of the building showing office and warehouse space. This site was chosen for its direct line with the towers located on the Colorado National Monument.

This property is located just off twenty three road south of Interstate 70. The property consists of approximately 32,000 square feet with a one story 4,000 square foot metal commercial building. Asphalt parking of approximately twenty spaces is located on the north and west sides of the building, with an additional fifteen spaces located in a graveled area on the south side of the building. Parking will be more than adequate for the building. The only employees will be the engineers and news commentators in the evening hours. All sales people are working downtown with K-JOY radio. All utilities are available on the property including Sewer, Fire Hydrants, Water and electricity.

The only alterations to the existing floor plan will be to partition and air condition the existing warehouse to divide Sports Access from the Television operation. K.K.C.O. will occupy all of the existing 2,080 square feet of office space and approximately 500 square feet of warehouse for news broadcasting. The balance of the warehouse will be utilized by Sports Access's exporting business. K.K.C.O. will also utilize the vacant ground in the rear of the building for three Down link Satellite Dishes. We respectfully ask the Community Development Departments approval for this proposed use of the property.

Sincerely,


Jeffrey K. Williams
Broker Associate

REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.19

TITLE HEADING: Warehouse to TV Broadcast Office /
Station

LOCATION: 2325 Interstate Avenue

PETITIONER: Ellegood Enterprises

PETITIONER'S ADDRESS/TELEPHONE: 2325 Interstate Avenue
Grand Junction, CO 81505
243-0536

PETITIONER'S REPRESENTATIVE: Jeff Williams

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY FIRE DEPARTMENT

5/8/96

Hank Masterson

244-1414

1. The Fire Department has no problems with this proposal.
2. Complete floor plans must be submitted to the Fire Department showing all changes. Upon completion of our plan review, a Building Permit Clearance Form will be issued. A copy of this form is required by the Building Department before a building permit is issued.

CITY UTILITY ENGINEER

5/9/96

Trent Prall

244-1590

Please contact Utility Billing at 244-1580 for potential change in plant investment fees for this proposal. All applicable fees must be paid prior to issuance of a building permit.

PUBLIC SERVICE COMPANY

5/8/96

Tom Boughton

244-2675

GAS: No objection

ELECTRIC: This is Grand Valley Rural Power service territory.

CITY DEVELOPMENT ENGINEER

5/9/96

Jody Kliska

244-1591

No transportation capacity payment is required.

CITY COMMUNITY DEVELOPMENT

5/9/96

Bill Nebeker

244-1447

No comment.

U.S. WEST

5/8/96

Max Ward

244-4721

Please contact Max Ward, Field Engineer, for telephone facilities to the building.

TO DATE, NO COMMENTS RECEIVED FROM:

City Police Department

IMPROVEMENT LOCATION CERTIFICATE

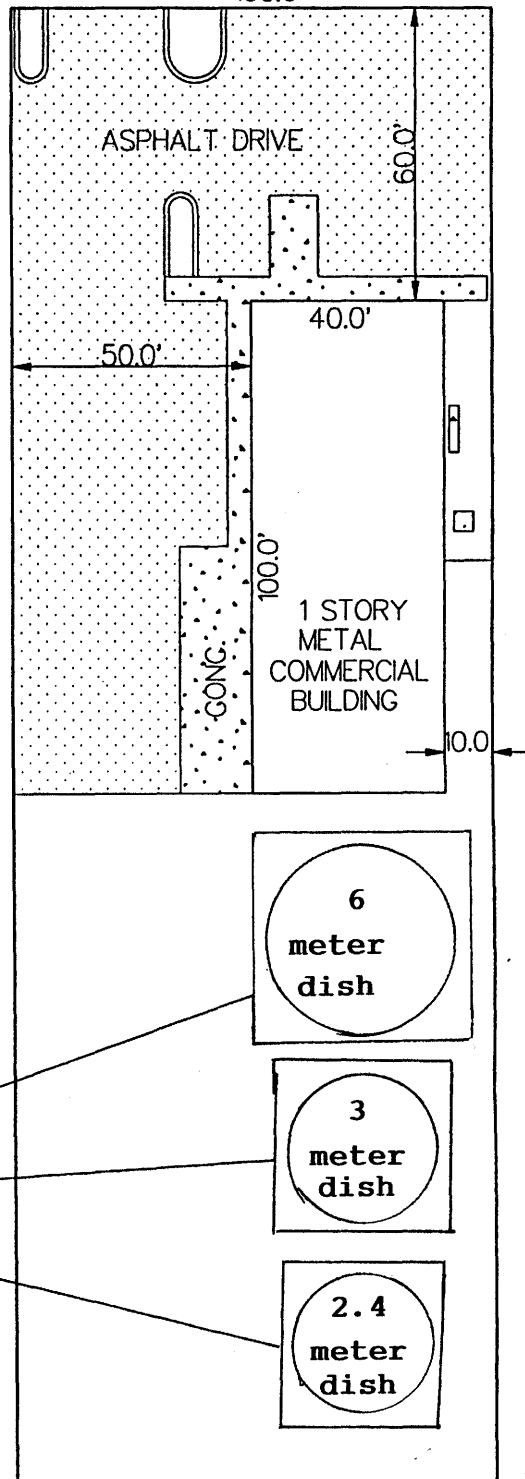
2325 INTERSTATE

CDU-96-419

THE EAST 100 FEET OF LOT 2 IN BLOCK 3 OF INTERSTATE PARK, MESA COUNTY, COLORADO.

INTERSTATE

100.0'



SCALE: 1" = 40'

concrete pads

"dishes not to scale"

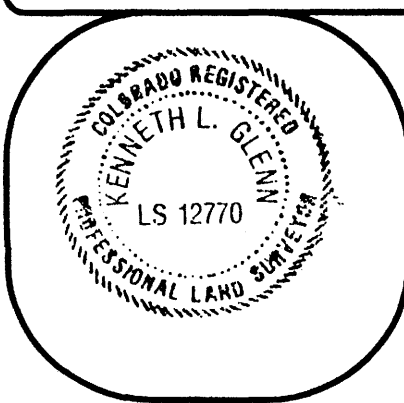
NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR JEFF WILLIAMS

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 4/3/96 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

○ = FOUND PIN

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770



SURVEYIT



by **GLENN**

MAILING:
2004 NORTH 12th
SUITE 17
GRAND JUNCTION, CO. 81501

PHONE: 970-245-3777 FAX: 241-4847

SURVEYED BY: K.G.	DATE SURVEYED: 4/3/96
DRAWN BY: J.G.	DATE DRAWN: 4/3/96
REVISION:	SCALE: 1" = 40'

40'

12x13

12x15

10x12

12x16

FURNACE
&
STORAGE

13x17

52'

76'

12x15

BATH
7x7

12x13

BATH
7x8

10x12

9x13

24x28

24'

28'

2325 INTERSTATE AVE
GRAND JCT CO.

BASIC FLOOR PLAN 1" = 6'
DRAWING IS CLOSE BUT NOT EXACT