

DATE SUBMITTED: 6/28/88

PERMIT # 30668

FEE 10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 120 NORTH AVE.

SQ. FT. OF BLDG: \_\_\_\_\_

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

SQ. FT. OF LOT: 1.2A

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

NUMBER OF FAMILY UNITS: N/A

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

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

2945-113-00-010

PROPERTY OWNER: THE FAMILY PARTNERS

USE OF ALL EXISTING BUILDINGS: \_\_\_\_\_

ADDRESS: 120 NORTH AVE.

RESTAURANT

PHONE: 245-9568

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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

1250# ADDITION TO RESTAURANT

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### FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 55' from center line S 0 R 0

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 240 seats = 80 parking spaces

TRAFFIC ZONE: 34

LANDSCAPING/SCREENING: action 4-2-120-

SPECIAL CONDITIONS: C.O. will not be issued until a revised parking & landscaping plan is reviewed & approved.

max. of 75% of req. front yard setback or 75% of front face of building

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) 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.

DATE APPROVED: 6/28/88

APPROVED BY: Kathy Partner (p.k.m.)

James D. Street  
SIGNATURE

**SHEET SCHEDULE**

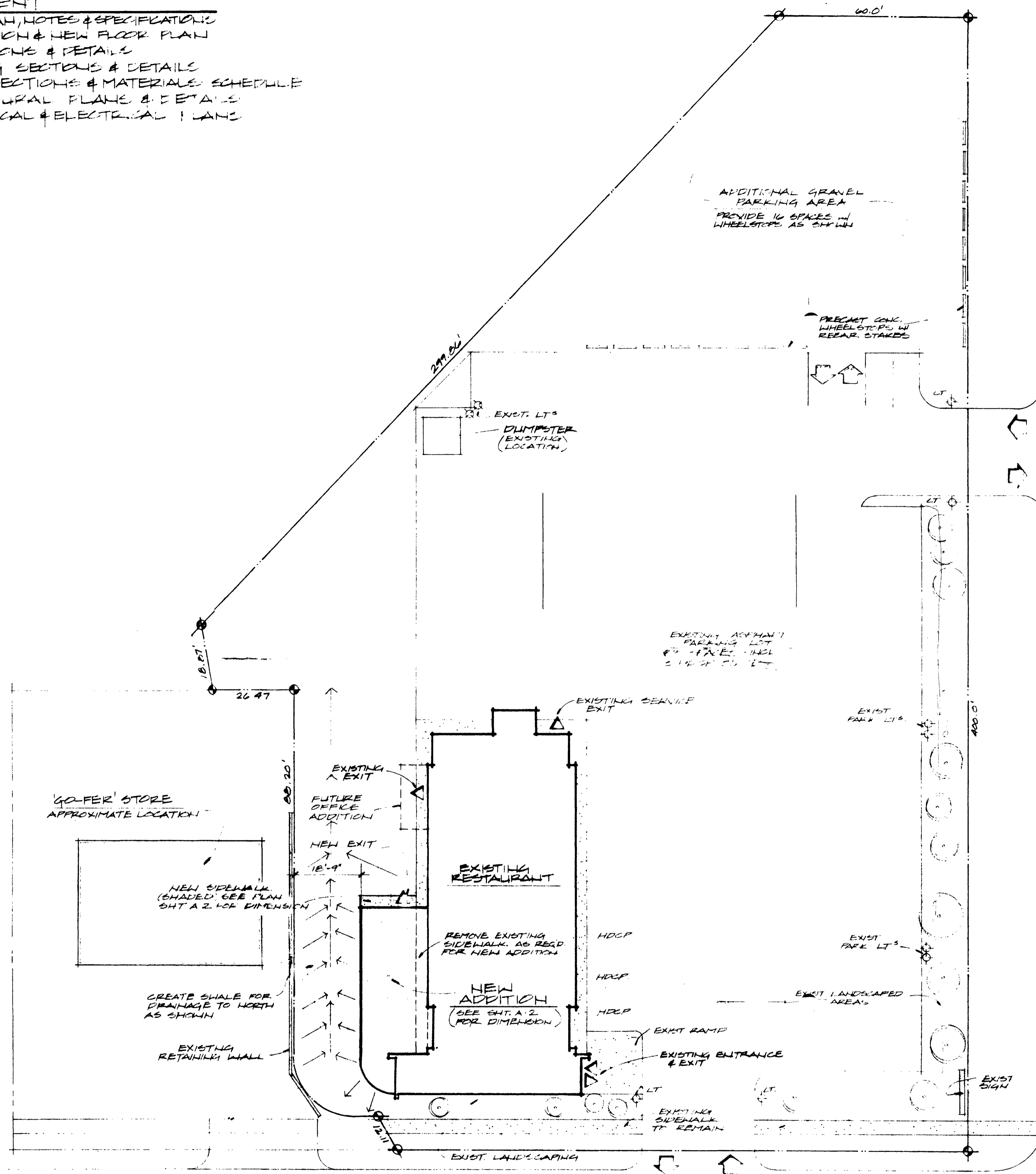
| SHEET | CONTENT                            |
|-------|------------------------------------|
| A-1   | SITE PLAN, NOTES & SPECIFICATIONS  |
| A-2   | DEMOLITION & NEW FLOOR PLAN        |
| A-3   | ELEVATIONS & DETAILS               |
| A-4   | BUILDING SECTIONS & DETAILS        |
| A-5   | WALL SECTIONS & MATERIALS SCHEDULE |
| A-6   | STRUCTURAL PLANS & DETAILS         |
| ME-1  | MECHANICAL & ELECTRICAL PLANS      |

**GENERAL CONSTRUCTION NOTES AND CONDITIONS**

- ALL SITE AND BUILDING PLAN DIMENSIONS HAVE BEEN TAKEN FROM FIELD MEASURE AND AS-BUILT DRAWINGS. CONTRACTOR(S) TO VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT FOR CLARIFICATION, REQUIRED CHANGES, OR REQUESTED CHANGES IN THE WORK PRIOR TO COMMENCING WORK IN THE EVENT OF CONFLICT.
- ALL NEW CONSTRUCTION SHALL COMPLY WITH MESA COUNTY CODES AND U.B.C. CODES GOVERNING TYPE A, DIVISION 3, TYPE V, NON-RATED CONSTRUCTION, WHETHER OR NOT SPECIFICALLY CALLED OUT ON PLANS.
- PLANS ARE NUMBERED A 1, 2, 3, 4, 5, 6, ME-1, AND ALONG WITH ANY REQUESTED SHOP DRAWINGS, INSTRUCTIONS TO BIDDERS, AND/OR SPECIFICATIONS COMPRISING CONSTRUCTION DOCUMENTS. DO NOT SEPARATE PLANS AND/OR SPECIFICATIONS IF THEY ARE INTENDED TO BE USED AS A SET.
- ALL DIMENSIONS ARE ACTUAL, EITHER FROM:  
- FACE OF EXISTING WALLS TO FACE OF WALL  
- FACE OF CONCRETE TO FACE OF CONCRETE  
- FACE OF STUDS OR ROUGH FRAMING ELEMENT.  
SUPPLIER SHALL ORDER FINISH MATERIALS OR GOODS FROM ACTUAL FIELD MEASURE AND VERIFY SAME WITH GENERAL CONTRACTOR.
- SEE PLANS AND SPECIFICATIONS FOR ITEMS LABELED 'N.I.C.' THESE ARE ITEMS THE OWNER WILL PURCHASE AND DELIVER TO THE JOB SITE, AND NOT TO BE INCLUDED IN THIS CONTRACT. OWNER AND CONTRACTOR ARE ADVISED TO CHECK PLANS AND SPECIFICATIONS CLOSELY FOR ITEMS MARKED 'N.I.C.' AND NOT IN THIS CONTRACT. OWNER WILL BE RESPONSIBLE FOR COORDINATING, ORDERING, AND DELIVERY OF ALL ITEMS NOT IN THE CONTRACT AND ADVISING GENERAL CONTRACTOR OF ANY DELAYS OR ARRANGEMENTS FOR INSTALLATION.
- PLANS MAY BE INSPECTED AT THE ARCHITECT'S OR OWNER'S OFFICE NOTED HEREIN, AND GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR DISTRIBUTION OF PLANS TO SUBCONTRACTORS AND SUPPLIERS UNDER TERMS OF THE DESIGN/BUILD AGREEMENT BETWEEN ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- CONTRACTOR SHALL EXERCISE REASONABLE DILIGENCE AND CARE, BOTH DURING DEMOLITION AND CONSTRUCTION, TO PROTECT THE EXISTING STRUCTURE FROM DAMAGE. SEE DEMOLITION PLAN FOR DEMOLITION REQUIREMENTS. DISCARD ALL MATERIALS REMOVED DURING DEMOLITION AND REMOVE FROM SITE.
- CONTRACTOR SHALL VERIFY STRUCTURAL CONDITION ON SITE FOR ANY WALLS BEING REMOVED OR MODIFIED, AS PLANS HAVE BEEN DRAWN FROM OBSERVED CONDITIONS. HOWEVER, UNFORESEEN CONDITIONS MAY NECESSITATE SHORING, REPLACEMENT, RETENTION, AND/OR REPLACEMENT OF MEMBERS OR STRUCTURAL ELEMENTS NOT FULLY SEEN BY SITE OBSERVATION. CONTRACTOR SHALL ADVISE ARCHITECT IF STRUCTURAL CONDITIONS OTHER THAN THOSE IDENTIFIED ON THE PLANS ARE ENCOUNTERED. FOR NEW BEAMS/HEADERS, ETC., CONTACT ARCHITECT IF REQUIRED.

**SPECIFIC CONSTRUCTION REQUIREMENTS**

- LOCATE EXISTING ELECTRICAL CIRCUITS AND CONDUIT RUNS AND MAINTAIN EXISTING CIRCUITRY, RELOCATING LIGHTS, SWITCHES, AND PLUGS TO NEAREST NEW LOCATION. NEW CONSTRUCTION SHALL COMPLY TO ALL CURRENT APPLICABLE CODES. RETAIN EXISTING ELECTRICAL PANEL AS IS AND IDENTIFY ALL NEW CIRCUITRY ON SITE AND LABEL ACCORDINGLY AT PANEL. WIRE ALL NEW ELECTRICAL AS SHOWN, INCLUDING RELOCATION OF EXISTING WHERE REQUIRED. SEE PLANS FOR LIGHT FIXTURES TO BE INCLUDED IN BASE BID. OWNER WILL PURCHASE ALL ELECTRICAL FIXTURES MARKED (WIC) AND DELIVER TO CONTRACTOR FOR INSTALLATION. PLUGS AND SWITCHES ARE INCLUDED IN BASE BID, INCLUDING HOOK-UPS FOR NEW SUNDAY BAR EQUIPMENT AS SHOWN ON DRAWINGS.
- CONTRACTOR IS TO PRIME ALL EXTERIOR TRIM WITH ALKYD-BASE PRIMER; BACKS CUT EDGES, AND ENDS PRIOR TO INSTALLATION. SET ALL STOREFRONT WINDOW META AND FLASHING IN SOLID SILICONE BEAD, APPLIED PRIOR TO INSTALLATION. PRIME AND PAINT ALL FERROUS METAL EXPOSED TO WEATHER; 1 COAT PRIMER, 1 COAT FINISH GLOSS ENAMEL.
- ALL FINISHES TO BE INCLUDED IN BASE BID INCLUDING INTERIOR PAINTING OF ALL INTERIOR SURFACES. CONTRACTOR WILL INSTALL, TAPE, FLOAT, TEXTURE, AND PAINT DRYWALL TO MATCH EXISTING, OR INSTALL ALL NEW DRYWALL SURFACES. ALL PAINTING OF NEW DRYWALL SHALL BE 2 COAT WORK (1-PRIMER, 1-FINISH). TILES AREAS TO RECEIVE TILE OR WALLPAPER WILL REQUIRE SMOOTH FINISH, NO TEXTURE.
- ALL COLORS AND FINISHES TO BE SELECTED BY OWNER (TILE, COUNTERTOPS, VINYL FLOOR COVERING, ETC.). SUBMIT SAMPLES TO OWNER PRIOR TO ORDERING AND/OR INSTALLATION. ALL FINISHES SHALL BE APPLIED BY THE CONTRACTOR WITH STRICT ADHERENCE TO MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR TO INCLUDE IN BID, ALL LAMINATED TOPS, COUNTERS, SHELVING, HARDWARE, ETC. ALL RESTAURANT FURNITURE WILL BE SUPPLIED BY OWNER. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REINSTALLATION OF EXISTING FURNITURE TO BE RE-USED IN NEW ADDITION.
- ALL STRUCTURAL JOISTS, STUDS, ETC., SHALL BE DOUGLAS FIR #2 OR BETTER FOR LOAD BEARING WALLS, HEM FIR ACCEPTABLE FOR NON-LOAD BEARING PARTITIONS. 'WHITE' WOOD STUDS ARE NOT ACCEPTABLE AT ANY LOCATION. SEE PLANS FOR STRUCTURAL REQUIREMENTS. USE JOIST HARGENS, POST BASES, BOLTS, PLATES, ETC., WHERE SHOWN ON PLAN AND AS SPECIFIED.
- ALL STRUCTURAL ELEMENTS, WALLS, AND CEILING TO BE 1-HOUR PROTECTED WITH 1 LAYER 5/8" TYPE 'X' DRYWALL AS REQUIRED BY CODE. USE 5/8" TYPE 'X' DRYWALL AT ALL OTHER LOCATIONS WHERE SHOWN ON DRAWINGS, MAXIMUM SPACING OF FURRING OR WOOD STUDS @ 24" O.C.



NORTH AVENUE

**SITE PLAN**

SCALE: 1"=20'

N. 2ND ST.

REVISIONS  
5 25-04  
6 27-04  
JOB 125-2-125  
DESIGN REE/KDT  
DETAIL CPN  
CHECKED RB/fin  
DATE 4/24/04

120 NORTH AVE.  
G. J., COLORADO

AN ADDITION TO:  
**PONDEROSA STEAK HOUSE**

**design Specialists**  
ARCHITECTS AND PLANNERS  
P.O. Box 2533  
Grand Junction, Colorado 81502  
(970) 245-7778

*[Handwritten signature and stamp]*



SHEET  
A-1