

DATE SUBMITTED: 10/20/92

4/19/93
11/4/92 PERMIT # 43367
FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

April 1993

BLDG ADDRESS: 901 NTH 1ST

SQ. FT. OF BLDG: 288

SUBDIVISION: _____

SQ. FT. OF LOT: 19680

PLANNING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945 151 00 009

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:
1

PROPERTY OWNER: LARRY J BADINI

USE OF ALL EXISTING BUILDINGS:
SALES OFFICE

ADDRESS: 463 TIARA VISTA DR.

PHONE: 241-7289

DESCRIPTION OF WORK AND INTENDED USE:
TEMP. SALES OFFICE

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

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES _____ NO

SETBACKS: F 45' S 0' R 0'

GEOLOGIC HAZARD: YES _____ NO

MAXIMUM HEIGHT: 40

CENSUS TRACT #: 3

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 35

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: _____

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 (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 AN 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: 10/20/92

M. J. [Signature]
SIGNATURE

APPROVED BY: [Signature]

To: File Building Permit #43367 10/20/92

From: Karl G. Metzner

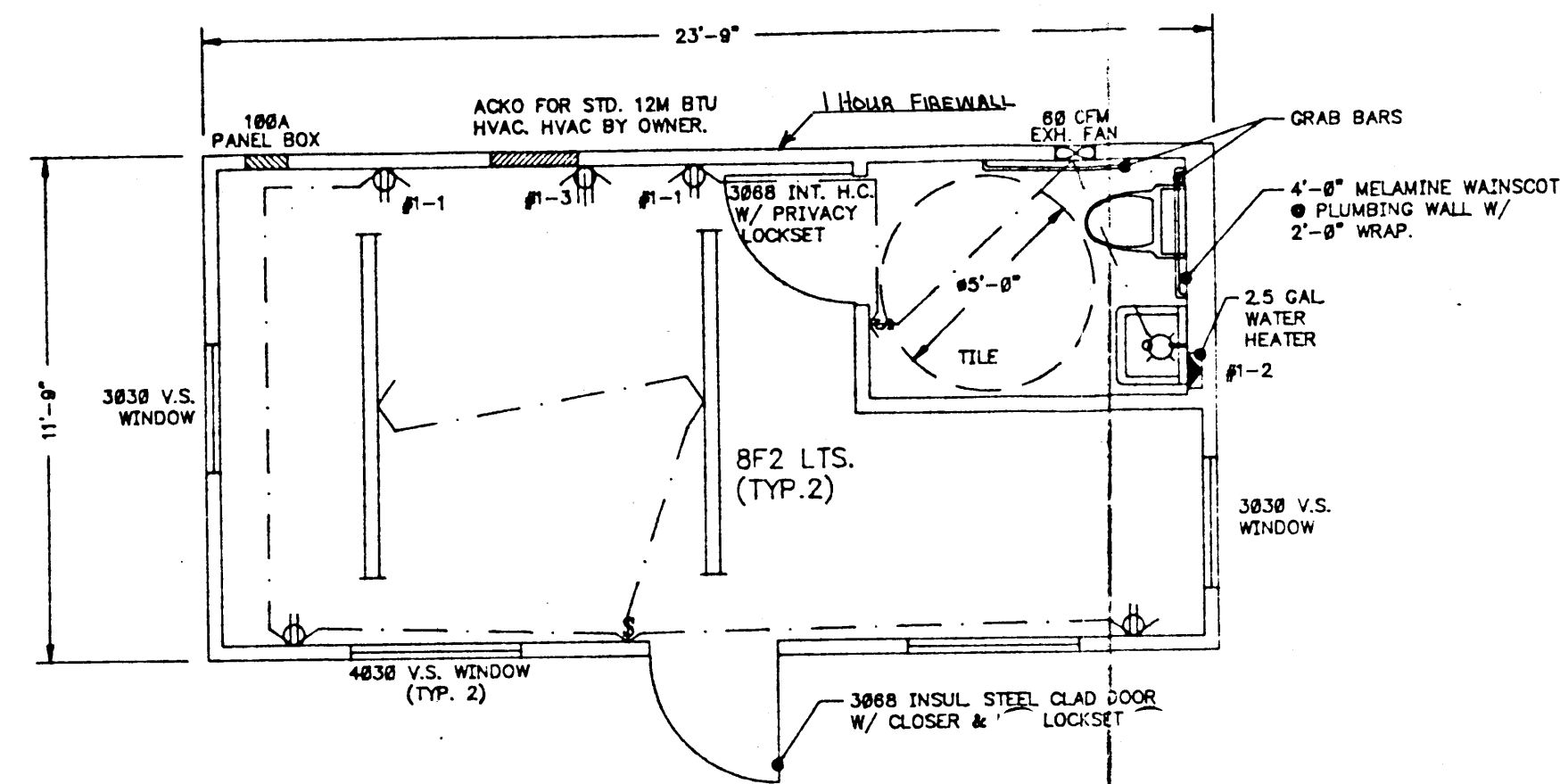
KGM

Re: Landscaping Requirements

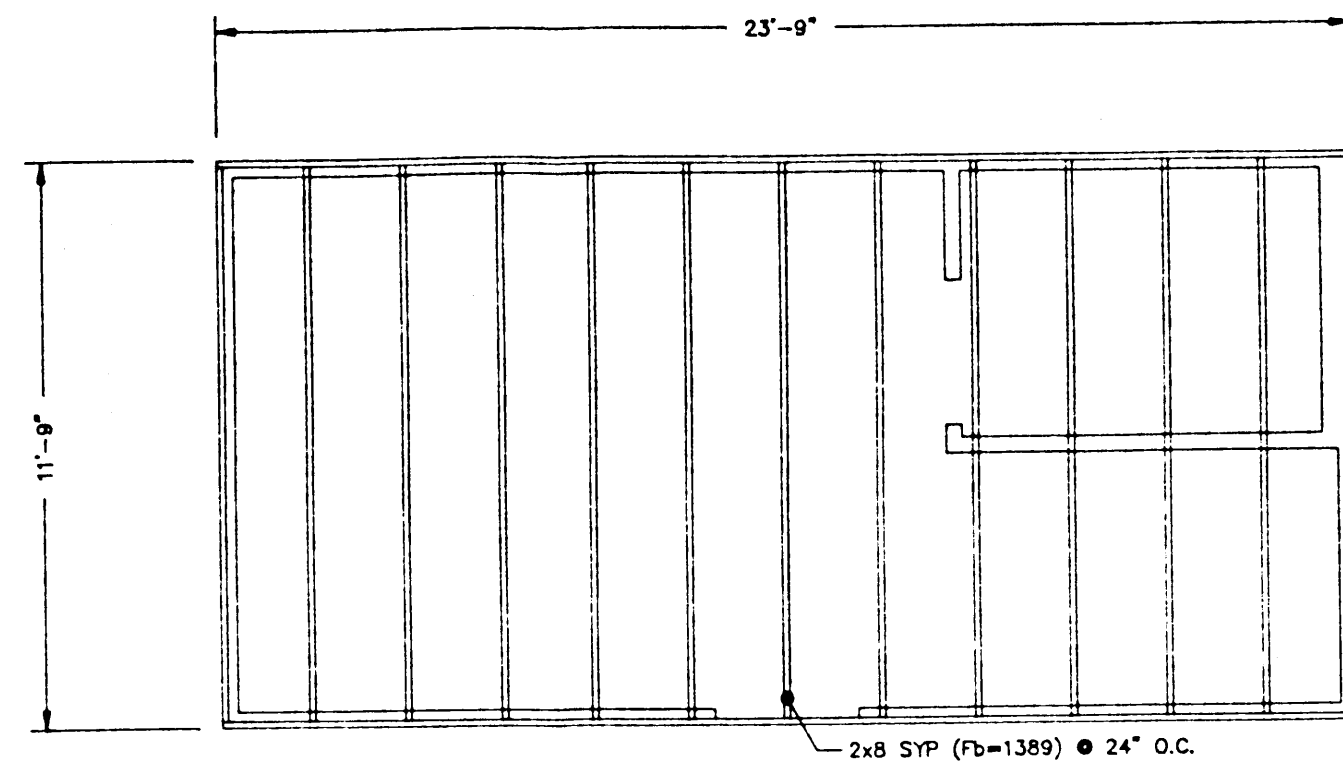
July 16, 1993

Building Permit #43367 was issued to replace an existing structure in a C-2 commercial zone. The permit indicates that the existing structure was used as a sales office and the new structure would also be used as a sales office. The property was considered non-conforming in that it did not meet current code requirements for landscaping. Section 4-9-1 paragraph A. of the Zoning and Development Code (non-conforming uses) states that- " A lawful structure or parcel of land existing at the time of adoption of this Code or prior ordinances of the City which is made non-conforming due solely to non-compliance with the bulk requirements of the zone in which it is located shall be allowed to continue free of the provisions of this section". Since the structure and property located at 901 N. 1st Street had been used as a sales office, and since this use had not been discontinued for more than one year (Section 4-9-1E.) it was determined that the replacement of the existing building by a new building for the same use did not require the property to come into compliance with the current code bulk requirements regarding landscaping. This determination is consistent with a previous permit issued on 1/28/91 at 935 N. 1st Street (permit #38213) where an existing structure was replaced by a new structure with no change of use or discontinuance of the existing use.

xc; David Thornton
Larry Timm

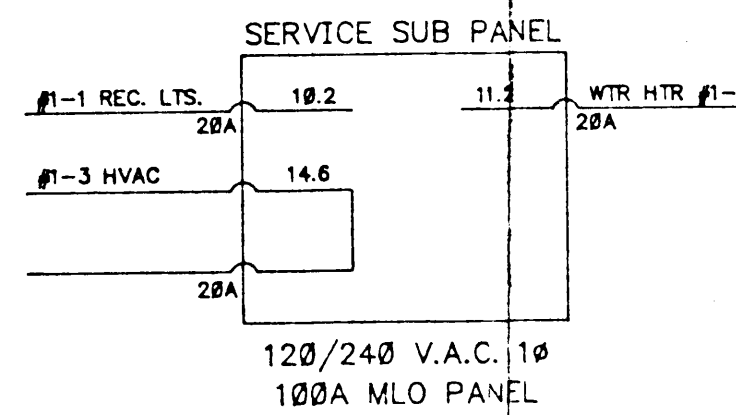


FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



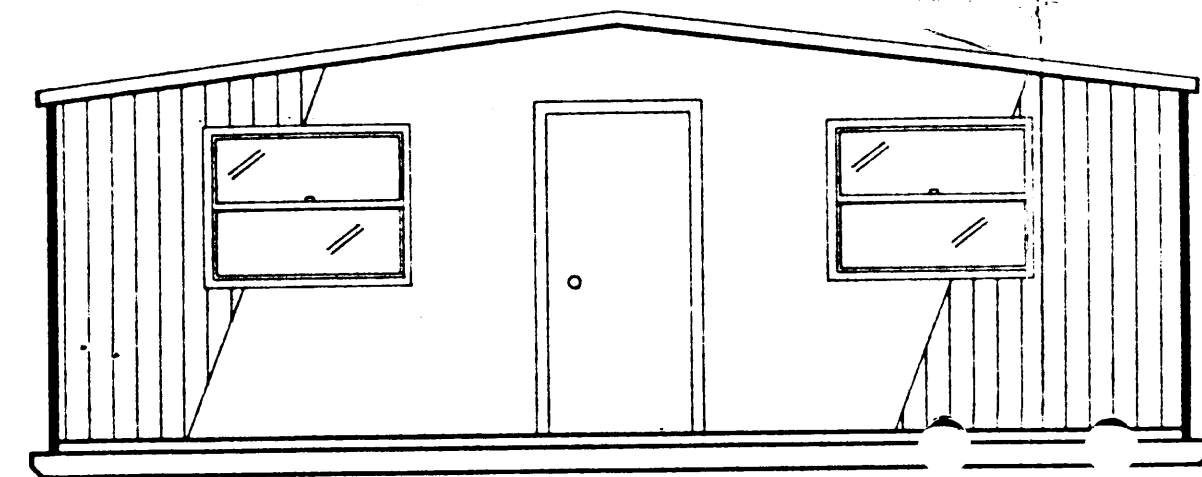
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

REQ'D. ELEC. LOAD FOR PANEL #1			
8F2 LTS.	2 @ 174W	=	348
BATH LTS.	1 @ 188W	=	188
EXH. FAN	1 @ 54W	=	54
2.5 G. W.H.	1 @ 1358W	=	1358
RECEPTS	4 @ 188W	=	752
	TOTAL		2572
	2572 / 248 = 10.37		13.4
	12M BTU HVAC @ 2750		2750
	2750 / 248 = 11.4 x 1.1		12.6
	12.6 + 13.4 = 26.0 AMPS		



PANEL WILL BE GROUNDED BY OWNER WITH A GROUND CONDUCTOR SIZED ACCORDING TO NEC TABLE 250-94.

WIRE SIZE:
15A - 28A = #12 WIRE (12/2)
38A = #10 WIRE (10/2)

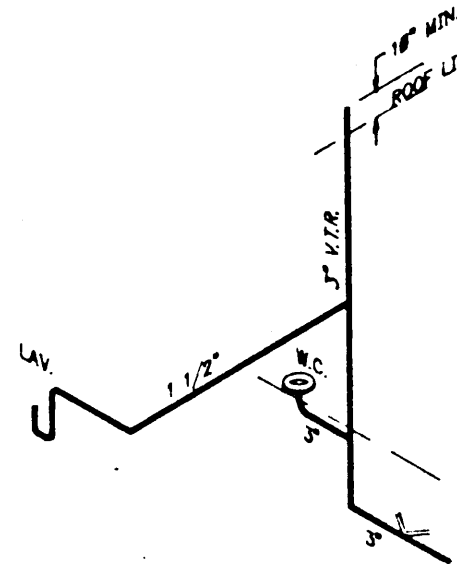


ELEVATION
SCALE: 1/4" = 1'-0" FOR ILLUSTRATION ONLY

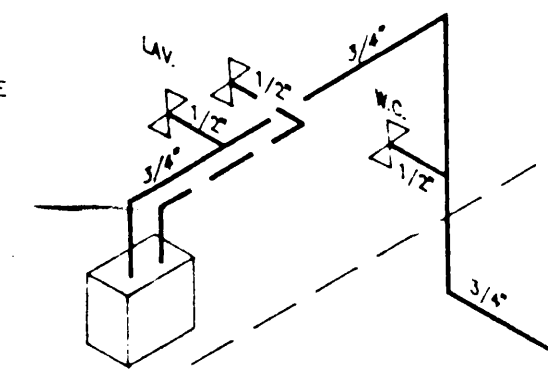
TABLE 7-1
Horizontal Distance of Trap Arm
(Except for water closets and similar fixtures)*

Trap Arm	Distance Trap to Vent	FEET	INCHES
1 1/4"	2	6	
1 1/2"	3	6	
2"	5	6	
3"	8	6	
4" and larger	18	6	

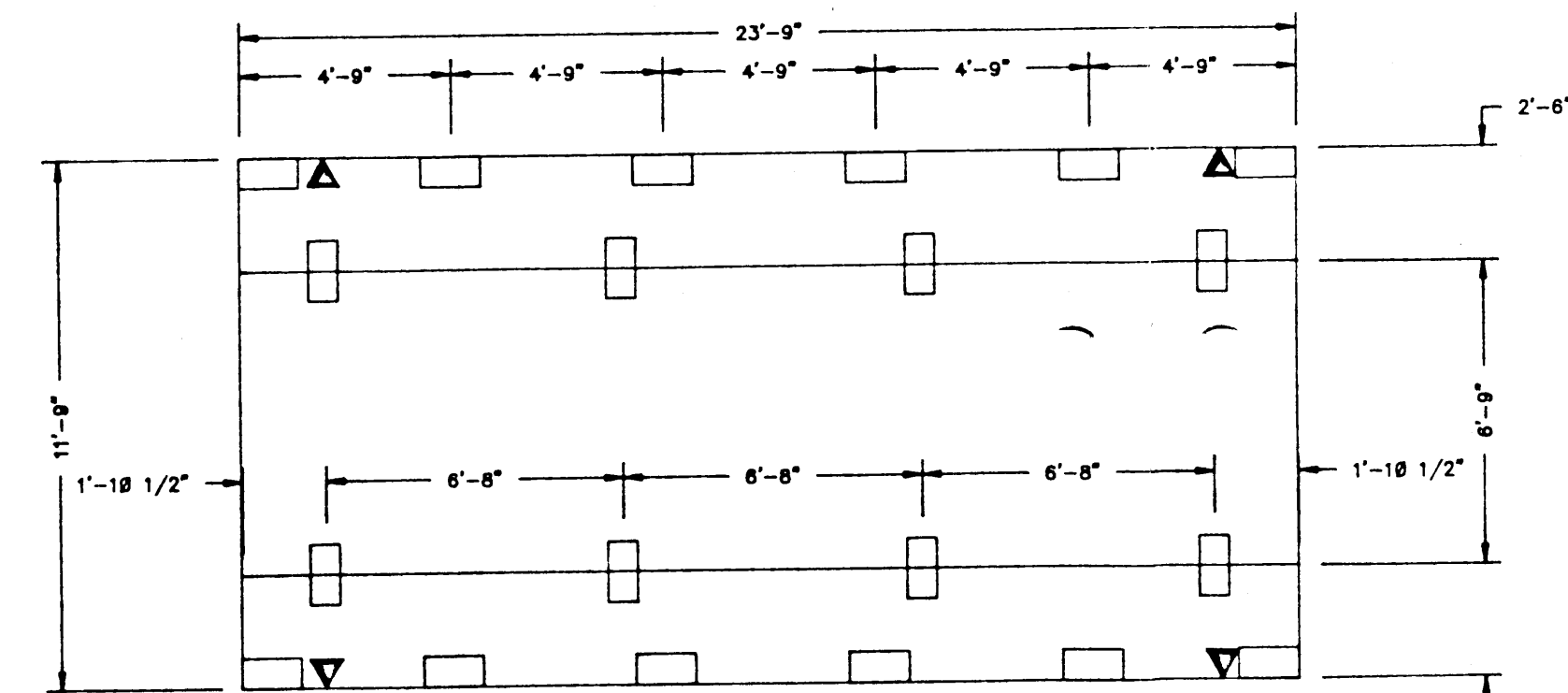
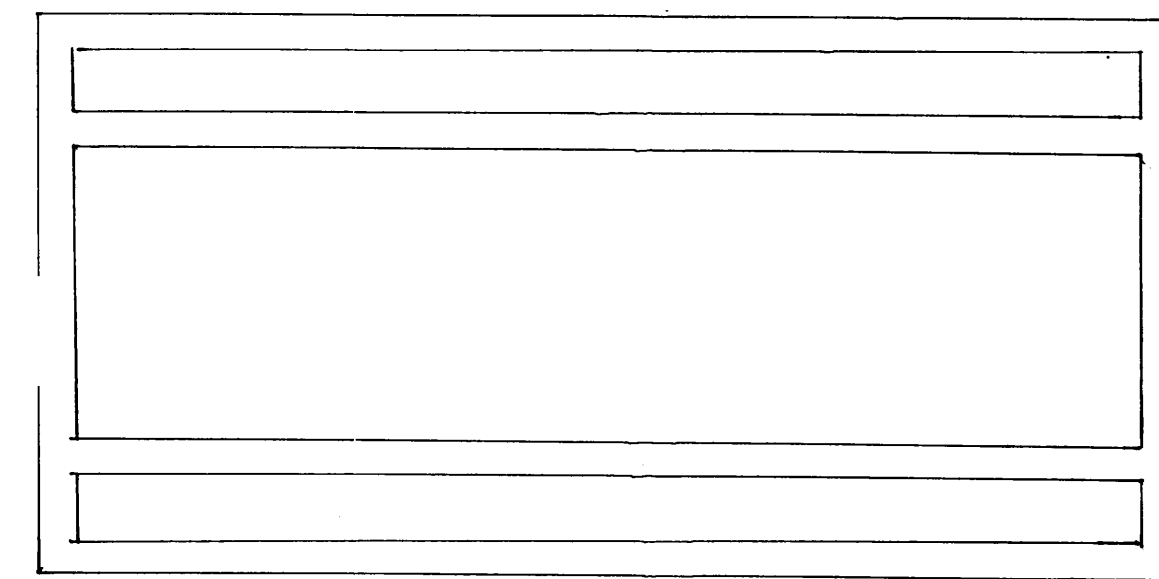
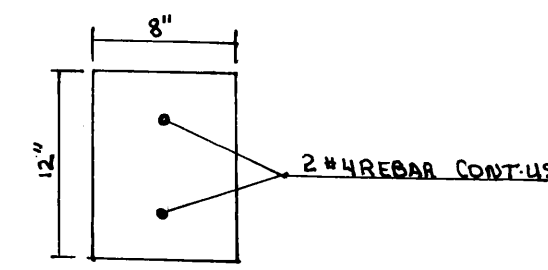
Slope one-fourth (1/4) inch per foot
*The developed length between the trap of a water closet or similar fixture (measured from the top of floor flange to inner edge of vent) shall not exceed six (6) feet.



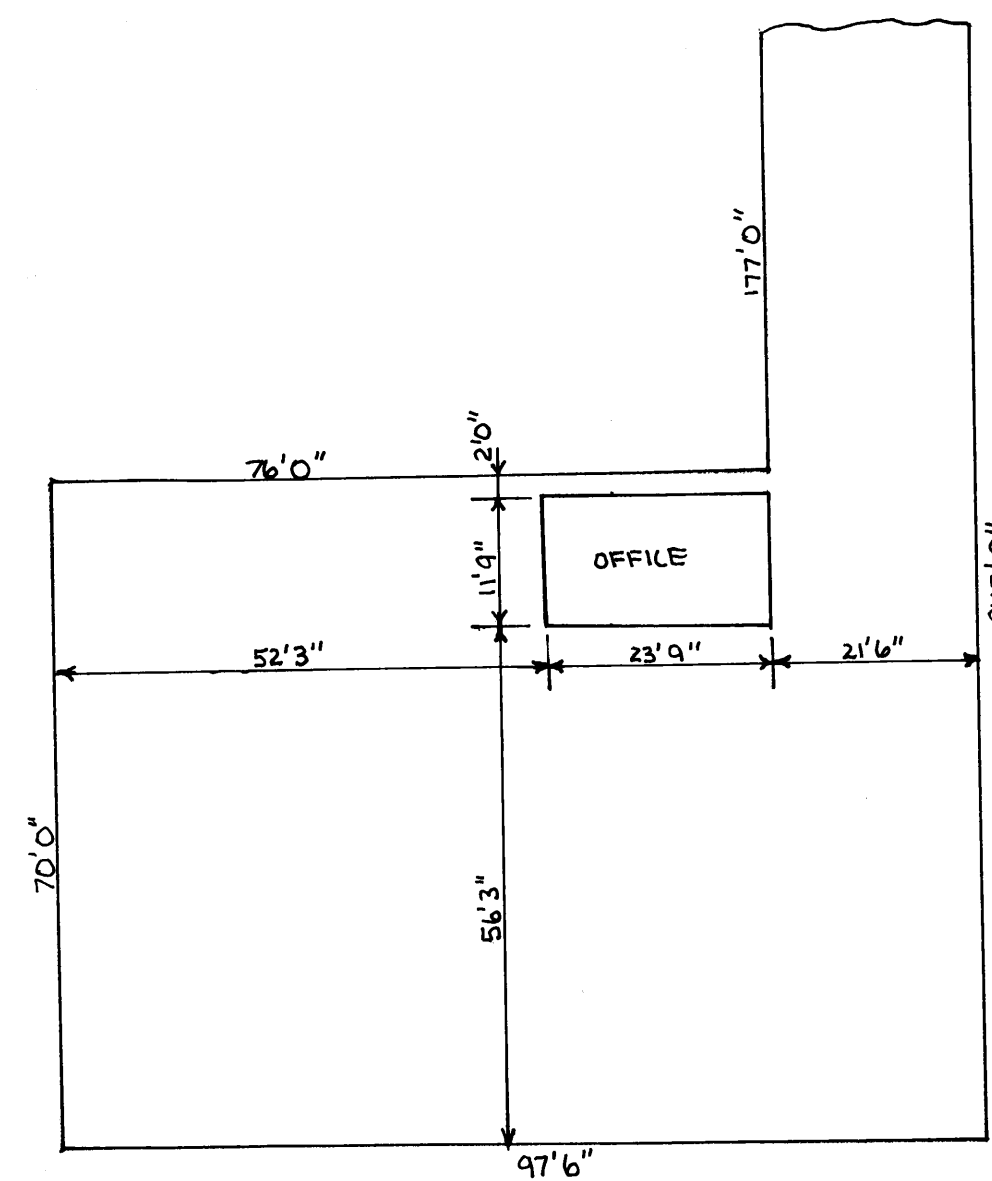
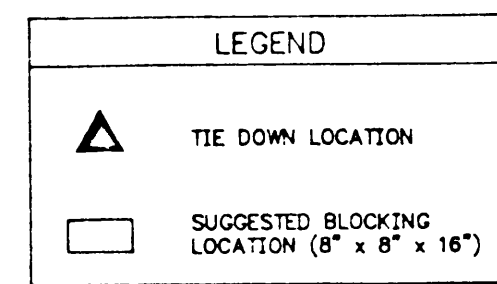
UNLESS OTHERWISE NOTED ALL PLUMBING BELOW FLOOR LINE TO BE BY OWNER



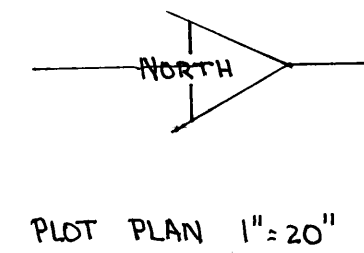
SUPPLY
N.T.S.



BLOCKING PLAN
SCALE: 1/4" = 1'-0"



ACCEPTED 10/20/02 RLL
APPROVED BY THE CITY OF DALLAS
FOR THE CITY ENGINEER'S OFFICE
DATE: 10/20/02
PROJECT: 02-000000-0000
DRAWING: 02-000000-0000



- SPECIFICATIONS**
- FLOOR: 2 x 8 Fb=800 joists @ 16" o.c. W/ 5/8" plywood
Plywood glued to joists. Dbl. Skids & Sidebands
ASSEMBLED - KD
FLOOR COVERING: TILE BY MORGAN, CARPET BY OWNER
PARTITIONS: 2 x 4 studs @ 16" o.c. W/ 7'-0" nominal stud height
Dbl. Studs & Headers, at Ext. openings & Int. load bearing partitions where applicable
SIDING: Material - HARDBOARD
Color - GRAY Applied - Vert.
ROOF: Style - Deluxe
Material - Baked on enamel steel
- CEILING: Class A Finish Ceiling Board supported by T-bars
INSULATION: R-11 Floor, R-11 Walls, R-19 Ceiling
EXTERIOR TRIM: Baked on Enamel Steel. Color - WHITE
DOORS: See Plan
WINDOWS: See Plan
ELECTRICAL: Copper in conduit with conduit only stubbed thru WALL from panel only for connection by Owner to existing service.
ELECTRICAL FIXTURES: See Plan
PLUMBING: ABS/PVC-DWV Lines. Type "L" or "M" copper supply lines. Plumbing stubbed thru floor only for connection by Owner to existing service.
PLUMBING FIXTURES: See Plan
LINING: 1/4" PANELING
HVAC: BY OWNER
FOUNDATION: By Owner Pier Plan By Morgan Blocking Plan
UNDERPINNING: N/A
- PERMITS: Transportation by Morgan. All others by Owner

Morgan is only responsible for work noted on its own plans & specifications. Any modifications or additions required to comply with governing codes or regulations will be done at the Owner's Expense.

- NOTES:** BLOCKS & LEVELING BY MORGAN.
FOUNDATION & ANCHORING BY OWNER
CARPET BY OWNER
TILE BY MORGAN
FASTENER SCHEDULE - Q100.01, 02, 03, 04
DOOR/WINDOW HEADERS - B100.03
LUMBER SPECS. - B100.04
ELECTRICAL SPECS - H100.01
TYP. PLUMBING FITTING LIST - L103.04
TYP. TIEDOWN INSTALLATION - I200.06A
RECESS CAVITY FOR 2.5 GAL. WTR. HTR. - L103.03
DELUXE WALL SECTION - D309.08
TYP. SPECIFICATIONS FOR "UBC" - B101.02 ATTACHED

DESIGN CRITERIA	
BUILDING CODE	ICC-05 IBC-05
OCCUPANCY CLASSIFICATION	B
CONSTRUCTION TYPE	V-1
OCCUPANT LOAD	3
DESIGN LOADS	
ROOF DEAD LOAD	6 PSF
ROOF LIVE LOAD	30 PSF
FLOOR DEAD LOAD	10 PSF
FLOOR LIVE LOAD	50 PSF
WIND	80 MPH
SEISMIC ZONE	1
EXP. EXPOSURE	E
CONCENTRATION	2000

PLAN APPROVED BY

ALL TERMS AND CONDITIONS STATED ON MORGAN'S SALES CONTRACT FORM ARE MADE A PART OF THESE PLANS AND SPECIFICATIONS.

Morgan Morgan Building Systems, Inc. P.O. BOX 46280 - DALLAS, TX 75246-0280

CONTRACT NO. 20322 DATE 10/20/02 SCALE 1/4" = 1'-0"

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