

Planning \$ <u>500</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>59034</u>
FILE #

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

Part of 630 Walnut  
3015-1080-01-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 634 Walnut TAX SCHEDULE NO. 2945-111-04-002

SUBDIVISION Bookcliff Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

FILING BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER Unberfed property management NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 420 W 8th

NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-6411

(2) APPLICANT AFFEX LTD

USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 60 State Street Cleriton PA  
*SWKA 15025-1800*

DESCRIPTION OF WORK & INTENDED USE: change 2 bed rm

(2) TELEPHONE (412) 233-8780

Apt to Dental office for term of 3 months

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 B-1 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

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

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Special Conditions: Interior remodel for temporary relocation for railings removal. The user must convert back to residential after the work is completed. See attached documents from MACTEC

Genus Tract 4 Traffic Zone 25 Annx # \_\_\_\_\_

Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

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 \_\_\_\_\_ Date 2/12/97

Department Approval [Signature] Date 2/12/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
No additional tap fee - Monthly usage will be addressed for entire unit.

Utility Accounting [Signature] / 64 Date 2/12/97

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

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

CONTRACT NO.: DE-AC13-96GJ87335  
TASK ORDER NO.: 96-05.04  
CONTROL NO.: 3100-T97-0227

February 12, 1997

Ms. Kathy Portner  
Community Development Department  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

SUBJECT: Temporary Use at 634 Walnut Avenue

Dear Ms. Portner:

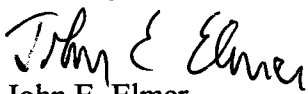
MACTEC-ERS, through its contract with the Department of Energy, is planning to remediate mill tailings from the structure at 2103 North 7th Street. Because the interior floor slab of the building will have to be removed, the existing dental practice will have to be relocated for approximately 2 months. The adjacent building at 634 Walnut Avenue was chosen for the relocation to minimize costs and minimize the disruption to the dentist's patients.

Although parking appears to be an issue, the building at 2103 North 7th Street will have its parking spaces open approximately 21 days during the 2 months while the new concrete floor cures. Also, because of the mixture of businesses and residential units at 634 Walnut Avenue, daytime parking should be available as residents go to work. Our 1-day survey showed that half of the spaces were open during the day.

We have enclosed the plans for the remodel at 634 Walnut Avenue. Design notes 11 through 16, on Sheet 1, show the reconstruction plan that will occur after the remediation of 2103 North 7th Street is completed. The contract for the relocation work has already been awarded. We have also enclosed a page from our Remedial Action Agreement with the owner and highlighted the pertinent portions.

Thank you for working with MACTEC-ERS on this matter. If you have any other questions, please call me at 248-6356.

Sincerely,



John E. Elmer  
UMTRA Program Manager

JEE/oeb  
Enclosures

C:\WP51\OLGA\WALNUT.634

2597 B 3/4 ROAD  
GRAND JUNCTION, COLORADO 81503  
970/248-6000 (FAX) 970/248-6040

Ms. Kathy Portner  
Page 2  
February 12, 1997

cc w/o: J. Bull, DDS  
J. Virgona, DOE-GJO  
Wakefield Property Management  
Contract File (C. Spor)  
Project File

19. Relocation Assistance

- a. The parties estimate that the remedial action contemplated for the Vicinity Property will take approximately 2½ months to complete and acknowledge that in order to facilitate such remedial action the owner must vacate the Vicinity Property and temporarily assume business at another location. The Owner agrees to vacate the Vicinity Property prior to commencement of remedial action at the Vicinity Property through completion of remedial action or earlier termination of this Agreement. The Owner shall not rent, lease, or otherwise grant any right of entry, occupancy, use or possession of the Vicinity Property during the period of remedial action except for any such grant made by this Agreement. This Agreement shall not affect the Owner's responsibility to make any payments associated with any mortgage, deed of trust, or other security instrument associated with the Vicinity Property or to pay any tax assessments or levies on the Vicinity Property. The Owner agrees to maintain insurance on the Vicinity Property during the course of remedial action.
- b. In consideration of the Owner's agreements in subparagraph a. of this Paragraph 19, DOE shall cause its prime remedial action contractor, MACTEC Environmental Restoration Services, LLC (MACTEC-ERS), to:
  - (1) provide to the Owner for the duration of the remedial action, at no cost to the Owner, a temporary facility at 624 Walnut Avenue, remodeled to enable continued business operations by the Owner:
  - (2) relocate, at no cost to the Owner, the Owner's furnishings, equipment, and items of personal property to and from the temporary facility, provided that MACTEC-ERS shall separately inventory personal property moved and personal property left on the Vicinity Property and the Owner shall indicate his agreement with said inventories prior to relocation from the Vicinity Property:
  - (3) reimburse the Owner for any reasonable incidental expense, additional to normal operating expense, associated with insurance against loss or damage to the Owner's furnishings, equipment, and items of personal property while in use at the temporary facility; and
  - (4) arrange and pay for utility transfer or hook-ups in connection with the Owner's use of the temporary facility as follows: water, sewer, gas, electricity, and telephone. The parties estimate that relocation of the Owner's furnishings, equipment, and personal property will require approximately 2 weekends for the moves out of and back to the Vicinity Property. With respect to the cost of utilities at the Vicinity Property and at the temporary facility, the parties agree that: (1) the Owner shall maintain his current utility accounts for water, sewer, gas, and electricity at the Vicinity Property; (2) DOE shall make use of the water, sewer, gas, and electric utilities at the Vicinity Property in the course of remedial action and shall cause MACTEC-ERS to reimburse the Owner for any costs of such utilities for the period of remedial action; and (3) the Owner shall pay either MACTEC-ERS or the appropriate

*Attach to permit for  
634 Walnut Ave.*

CONTRACT NO.: DE-AC13-96GJ87335  
TASK ORDER NO.: 96-05.04  
CONTROL NO.: 3100-N/A

July 3, 1997

Ms. Kathy Portner  
Community Development Department  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

SUBJECT: Temporary Use of 634 Walnut Avenue

Dear Ms. Portner:

On February 12, 1997, we wrote to you to document our plan for the temporary relocation of the dental office located at 2103 North Avenue to the adjacent building at 634 Walnut Avenue.

Remediation of the mill tailings at the dental office at 2103 North Avenue was completed in April. After the concrete floor was placed and cured, the dental office was relocated back to its original location the last week of May. MACTEC-ERS then remodeled the apartment located at 634 Walnut Avenue back to its original configuration. This work was completed in June.

We appreciate the city working with the UMTRA Program to allow the temporary relocation of the dental office while we remediated the clinic.

If you have any further questions, please call me at 248-6356.

Sincerely,



John E. Elmer  
UMTRA Program Manager

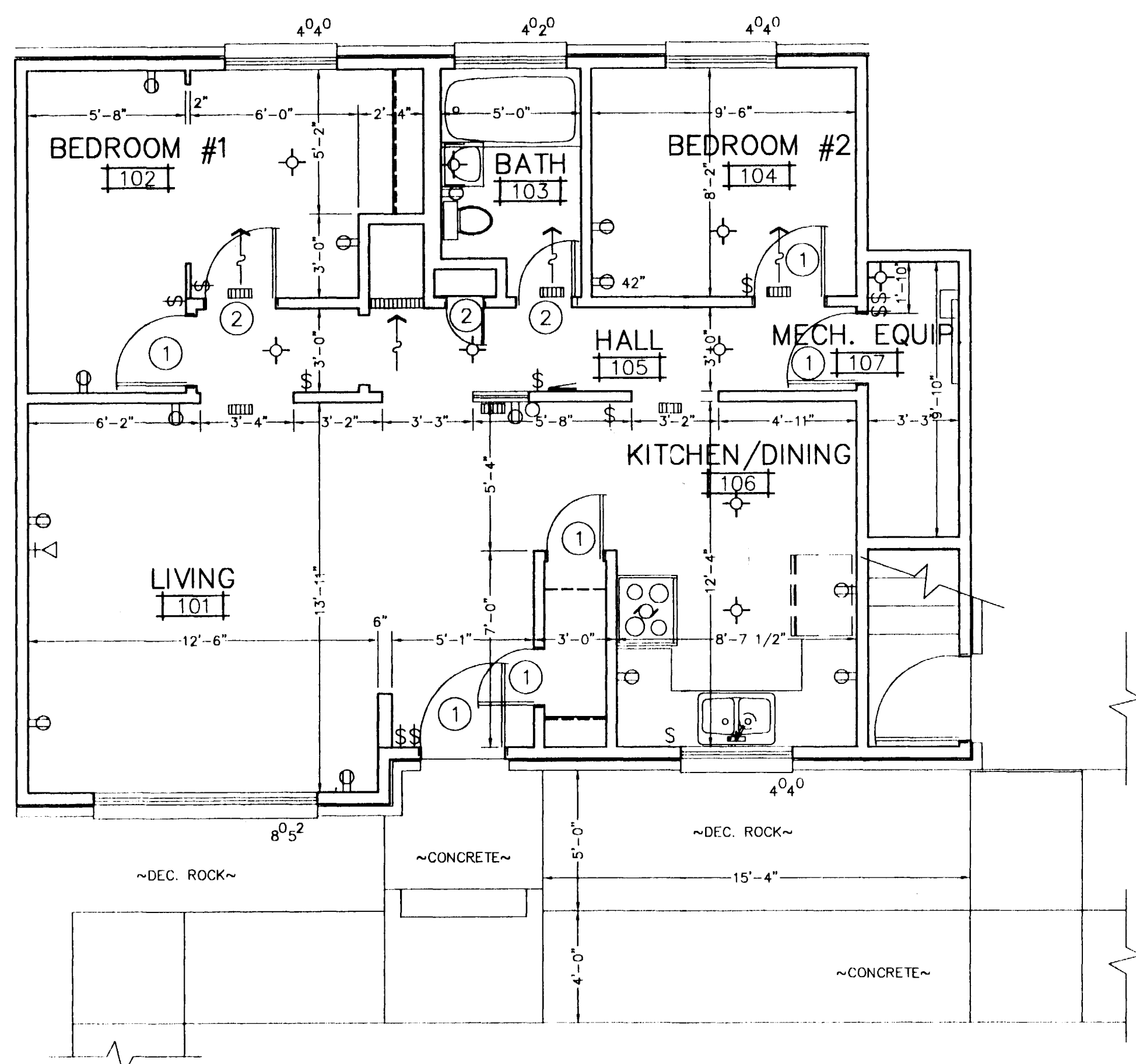
JEE/oeb

cc: G. Baur  
F. Hudson  
J. Virgona, DOE-GJO  
Records Management  
Project File

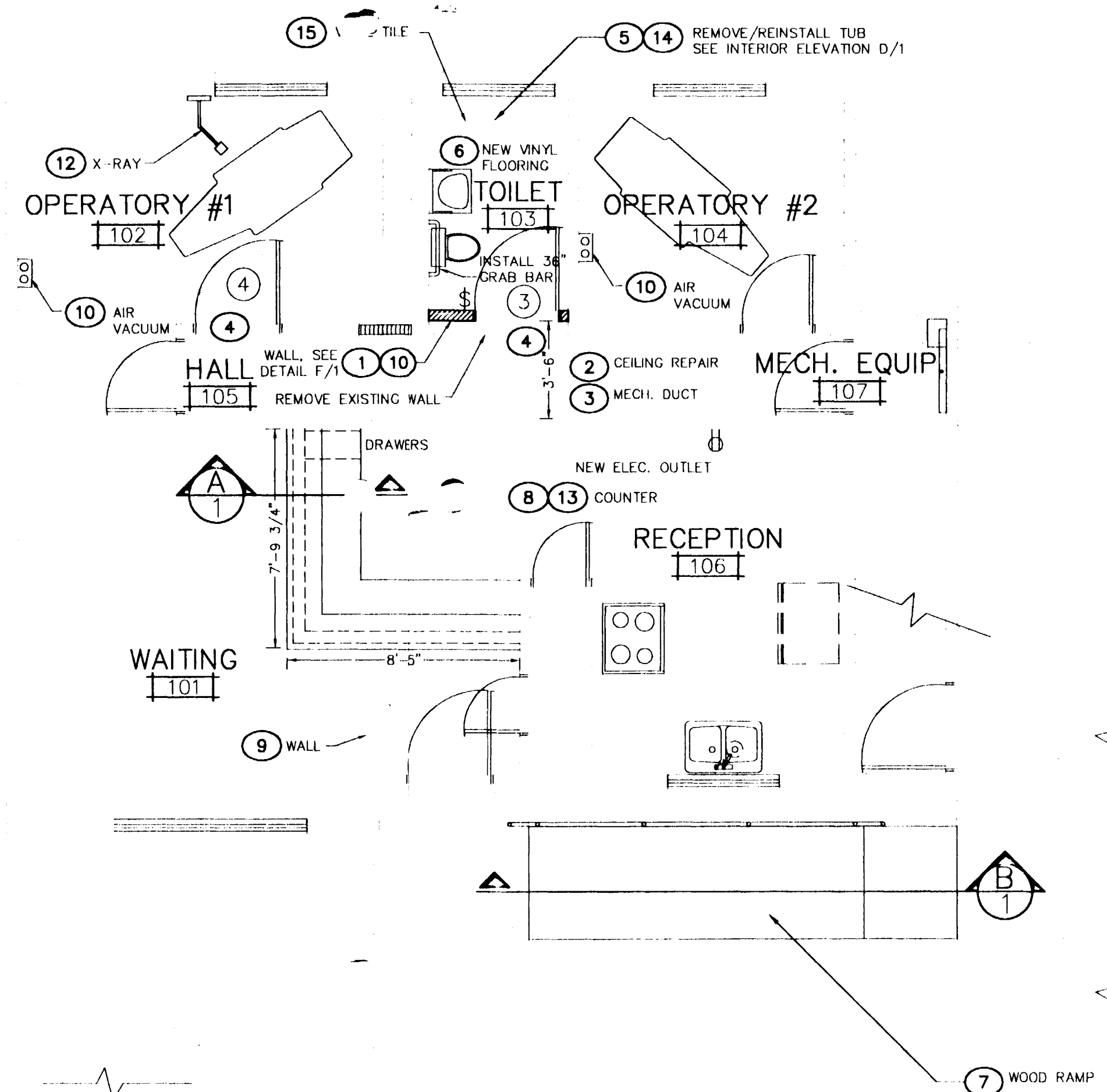
RECEIVED GRAND JUNCTION  
TRAINING DEPARTMENT  
JUL 7 1997

C:\WP51\OLGA\PORTNER.WP6

2597 B 3/4 ROAD  
GRAND JUNCTION, COLORADO 81503  
970/248-6000 (FAX) 970/248-6040



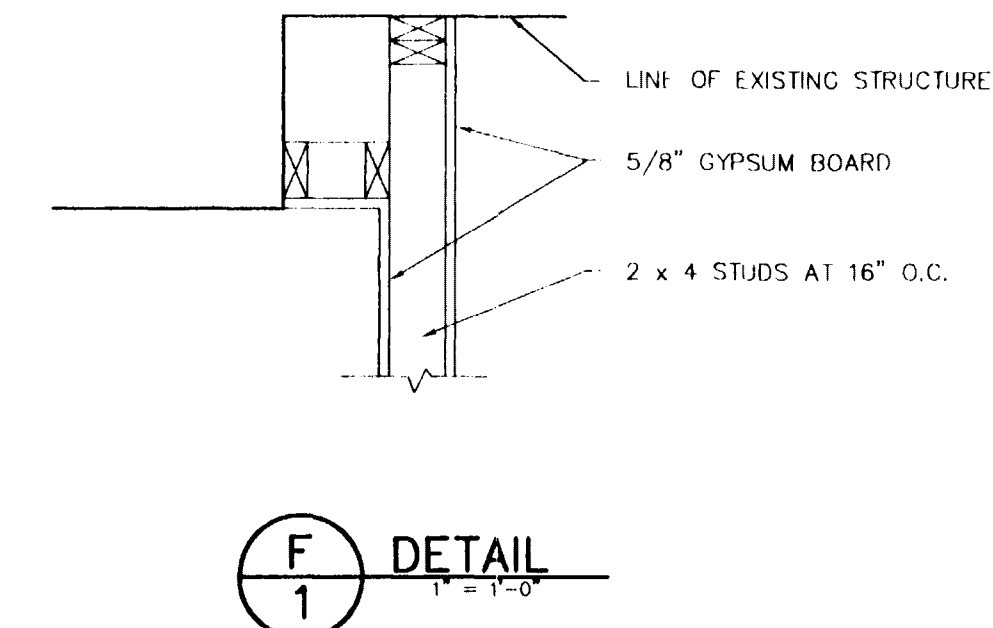
EXISTING FLOOR PLAN  
1/2" = 1'-0"



PROPOSED FLOOR PLAN  
1/2" = 1'-0"

DESIGN NOTES:

- PHASE I**
- REMOVE EXISTING WALLS AND SHELVES. INSTALL NEW 2 x 4 WOOD STUD WALL WITH 5/8" GYPSUM BOARD ON EACH SIDE.
  - REPAIR CEILING IN HALLWAY AND BATHROOM TO MATCH EXISTING DUE TO RELOCATION OF WALL AND DOOR.
  - EXTEND HEATING/COOLING DUCT THROUGH NEW WALL. REINSTALL EXISTING METAL GRILLE AT TOILET ROOM.
  - REMOVE EXISTING WOOD DOOR AND INSTALL NEW DOOR. INSTALL NEW WOOD TRIM TO MATCH EXISTING.
  - REMOVE TUB AND TUB ACCESSORIES. REPAIR WALLS AND FLOORING AS REQUIRED. STUB TUB FOR REINSTALLATION DURING PHASE II. SHOWER AND TUB CONTROLS TO REMAIN.
  - REMOVE CARPET FROM TOILET ROOM AND USE CARPET TO EXISTING CARPET AT HALLWAY. INSTALL SHEET VINYL AT TOILET ROOM. INSTALL VINYL BASE MOLDING.
  - INSTALL WOOD RAMP AS PER DRAWING DETAILS.
  - CONSTRUCT AND INSTALL RECEPTIONIST COUNTER AS SHOWN.
  - REMOVE EXISTING WALL. DO NOT REINSTALL DURING PHASE II. REPAIR CEILING FINISH TO MATCH SURROUNDING SURFACES. PAINT CEILING TO MATCH EXISTING.
  - INSTALL AIR AND VACUUM CONNECTIONS AS REQUIRED TO OPERATE DENTAL EQUIPMENT. CONNECTION EQUIPMENT TO BE SUPPLIED BY OWNER.
- PHASE II**
- REMOVE EXISTING WALL AND DOOR. INSTALL NEW 2 x 4 STUD WALLS, SHELVES, AND DOOR TO MATCH PRECONSTRUCTION CONFIGURATION. PRIOR TO PHASE I.
  - UPON REMOVAL OF X-RAY EQUIPMENT BY OTHERS, REPAIR SURFACES TO MATCH PRECONSTRUCTION CONDITION PRIOR TO PHASE I.
  - REMOVE EXISTING RECEPTIONIST COUNTER. RESTORE ALL SURROUNDING SURFACES TO PRECONSTRUCTION CONDITION PRIOR TO PHASE I.
  - REINSTALL EXISTING TUB. INSTALL CERAMIC TILE TUB SURROUND AS SHOWN. PAINT ALL SURROUNDING SURFACES TO MATCH PRECONSTRUCTION CONDITION PRIOR TO PHASE I.
  - REMOVE SHEET VINYL. INSTALLED UNDER PHASE I. INSTALL NEW VINYL TILE PER GENERAL CONSTRUCTION SPECIFICATIONS.
  - REMOVE AIR AND VACUUM CONNECTIONS INSTALLED UNDER PHASE I. REPAIR ALL WALL AND FLOOR SURFACES AS REQUIRED. FINISH ALL SURFACES TO MATCH EXISTING CONDITIONS.



F-1  
1/2" = 1'-0"

DOOR SCHEDULE

NO.	SIZE	MATERIAL TYPE	HARDWARE	REMARKS
1	EXISTING	EXISTING/EXISTING	EXISTING	EXISTING TO REMAIN
2	2'-6" x 6'-8" x 1 3/8"	EXISTING	EXISTING	REMOVE, SIGN, REINSTALL
3	3'-0" x 6'-8" x 1 3/8"	H.C. WD. MAHOGANY	GROUP 3	FINISH TO MATCH EXISTING
4	1'-6" x 6'-8" x 1 3/8"	H.C. WD. MAHOGANY	GROUP 4	FINISH TO MATCH EXISTING

HARDWARE SCHEDULE

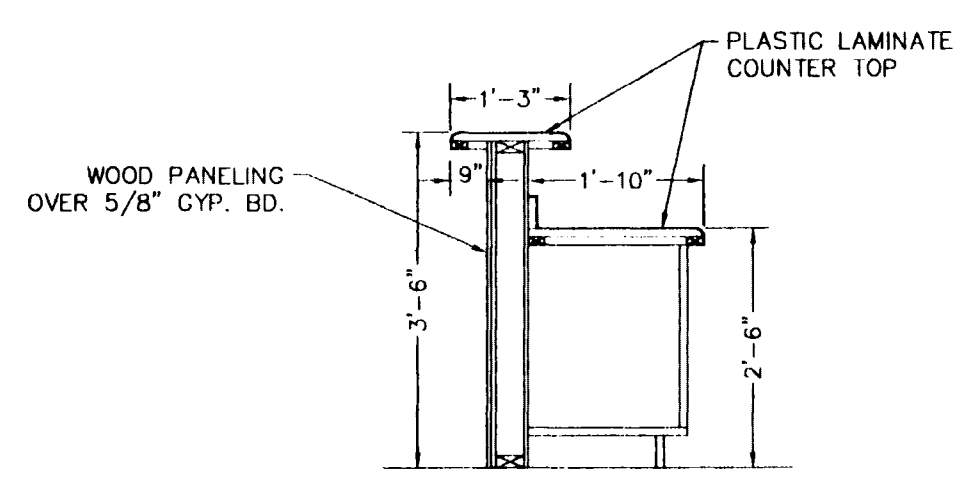
DOOR LOCKSET NO.	DRAB HOOK	HINGES OR HANDWARE	WEATHER STRIPPING	THRESHOLD OR HARDWARE	REMARKS
1	EXISTING	R/A	EXISTING	EXISTING	EXISTING
2	REINSTALL EXISTING	NO	1 1/2 PAIR BUTT	NONE	NONE
3	PRIVACY	NO	1 1/2 PAIR BUTT	NONE	NONE
4	CLOSED KNOB	END	1 1/2 PAIR BUTT	NONE	NONE

ROOM FINISH SCHEDULE PHASE I

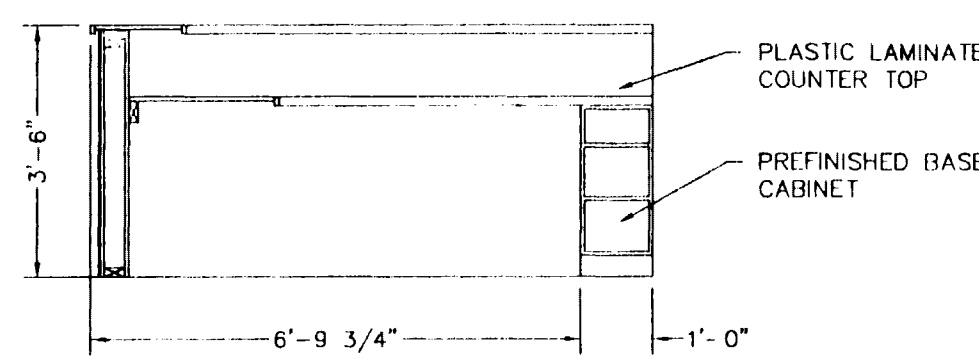
NO.	NAME	NORTH	SOUTH	EAST	WEST	FLOOR FINISH	BASE	CEILING	REMARKS
101	WAITING	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING TO REMAIN
102	OPERATORY #1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
103	TOILET	PAINT	PAINT	PAINT	PAINT	VINYL	VINYL	PAINT	
104	OPERATORY #2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
105	HALL	EXIST.	EXIST.	PAINT	PAINT	EXIST.	EXIST.	PAINT	
106	RECEPTION	EXIST.	EXIST.	PAINT	EXIST.	EXIST.	EXIST.	EXIST.	
107	MECHANICAL EQUIPMENT	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	

ROOM FINISH SCHEDULE PHASE II

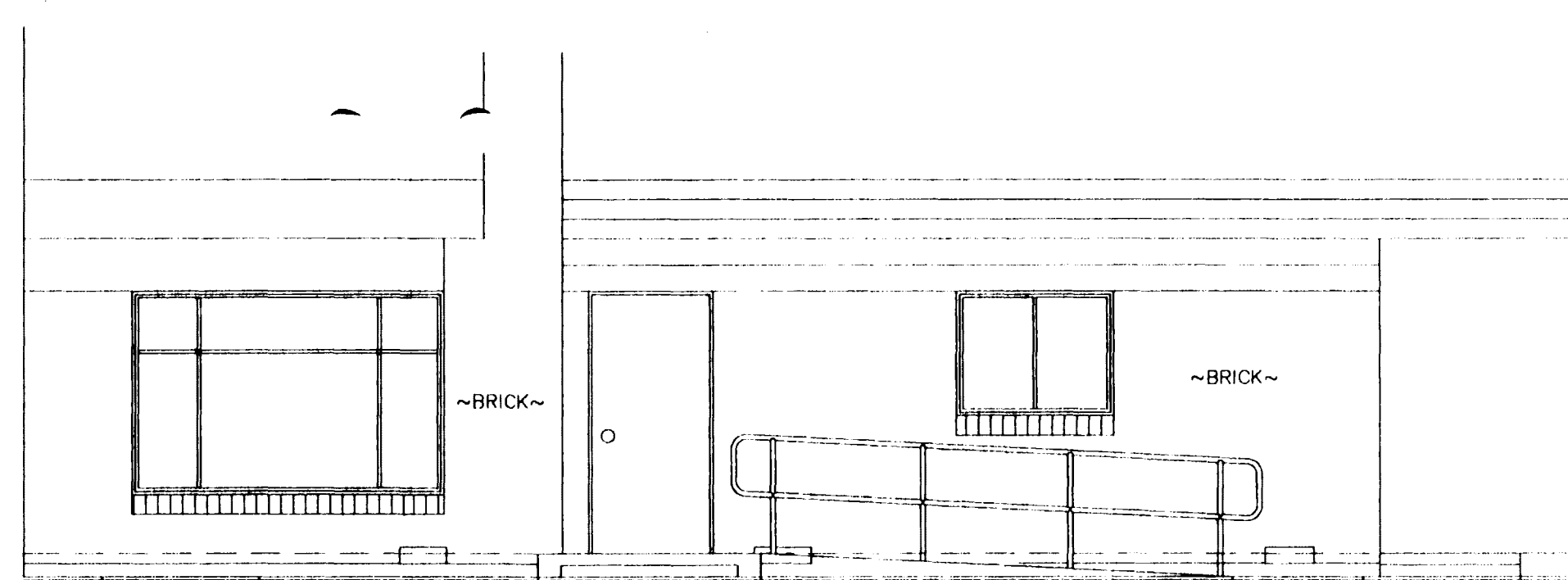
NO.	NAME	NORTH	SOUTH	EAST	WEST	FLOOR FINISH	BASE	CEILING	REMARKS
101	LIVING	EXIST.	EXIST.	PAINT	EXIST.	EXIST.	EXIST.	EXIST.	
102	BEDROOM #1	EXIST.	EXIST.	PAINT	EXIST.	EXIST.	EXIST.	EXIST.	
103	BATH	PAINT	PAINT	PAINT	PAINT	EXIST.	EXIST.	EXIST.	6" OTH. TILE AT TUB
104	BEDROOM #2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	
105	HALL	EXIST.	EXIST.	PAINT	PAINT	EXIST.	EXIST.	PAINT	
106	KITCHEN/DINING	EXIST.	EXIST.	PAINT	EXIST.	EXIST.	EXIST.	EXIST.	
107	STORAGE	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	



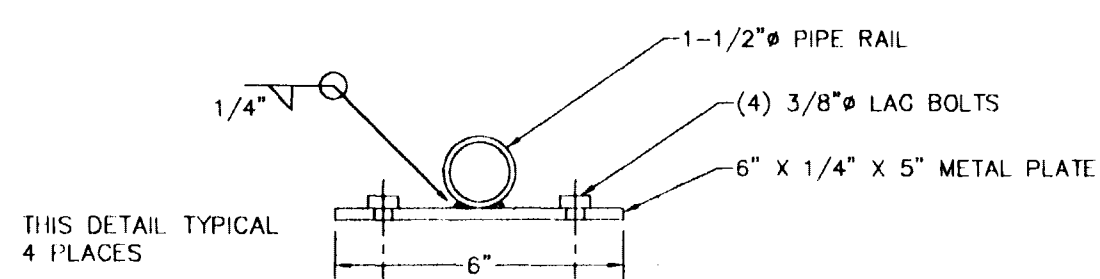
A-1  
1/2" = 1'-0"



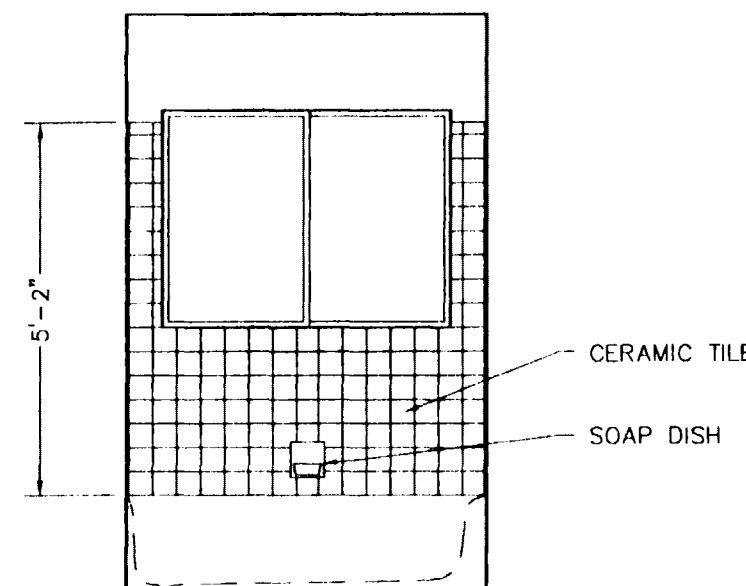
E-1  
3/8" = 1'-0"



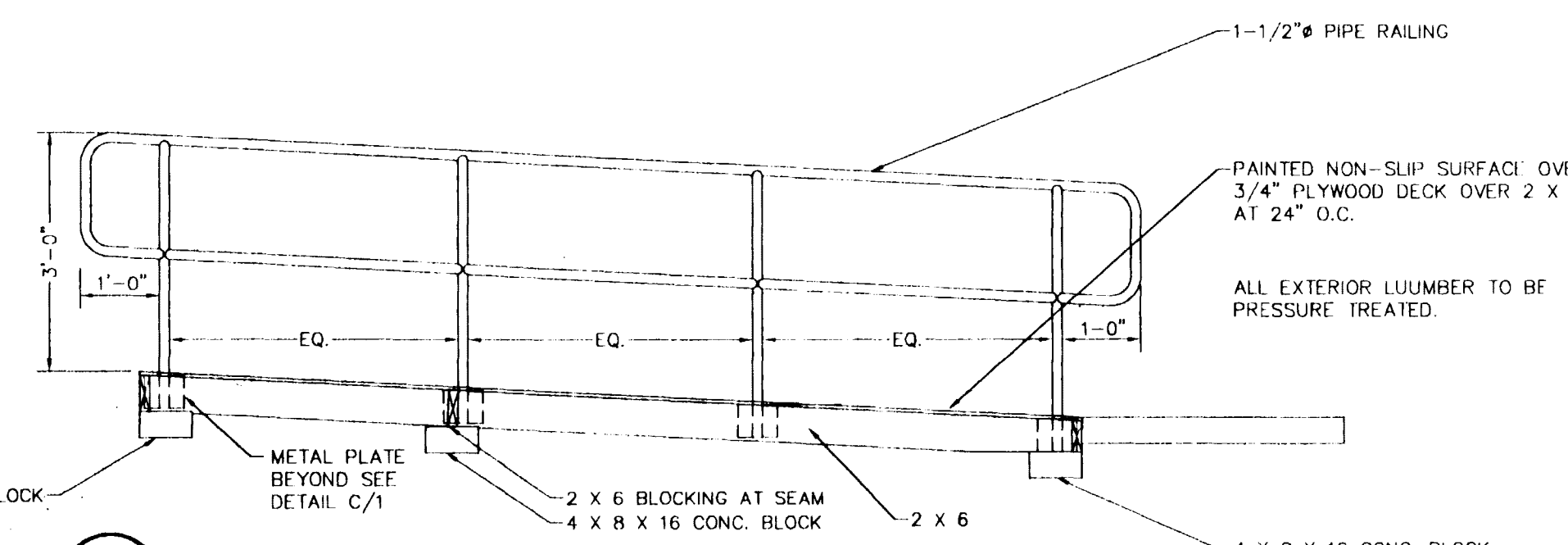
PARTIAL EXTERIOR ELEVATION  
1/4" = 1'-0"



C-1  
3/8" = 1'-0"



D-1  
3/8" = 1'-0"



B-1  
1/2" = 1'-0"

U.S. DEPARTMENT OF ENERGY  
GRAND JUNCTION OFFICE, COLORADO

PROJECT LOCATION: GRAND JUNCTION, CO

ENGINEERING: [Signature]

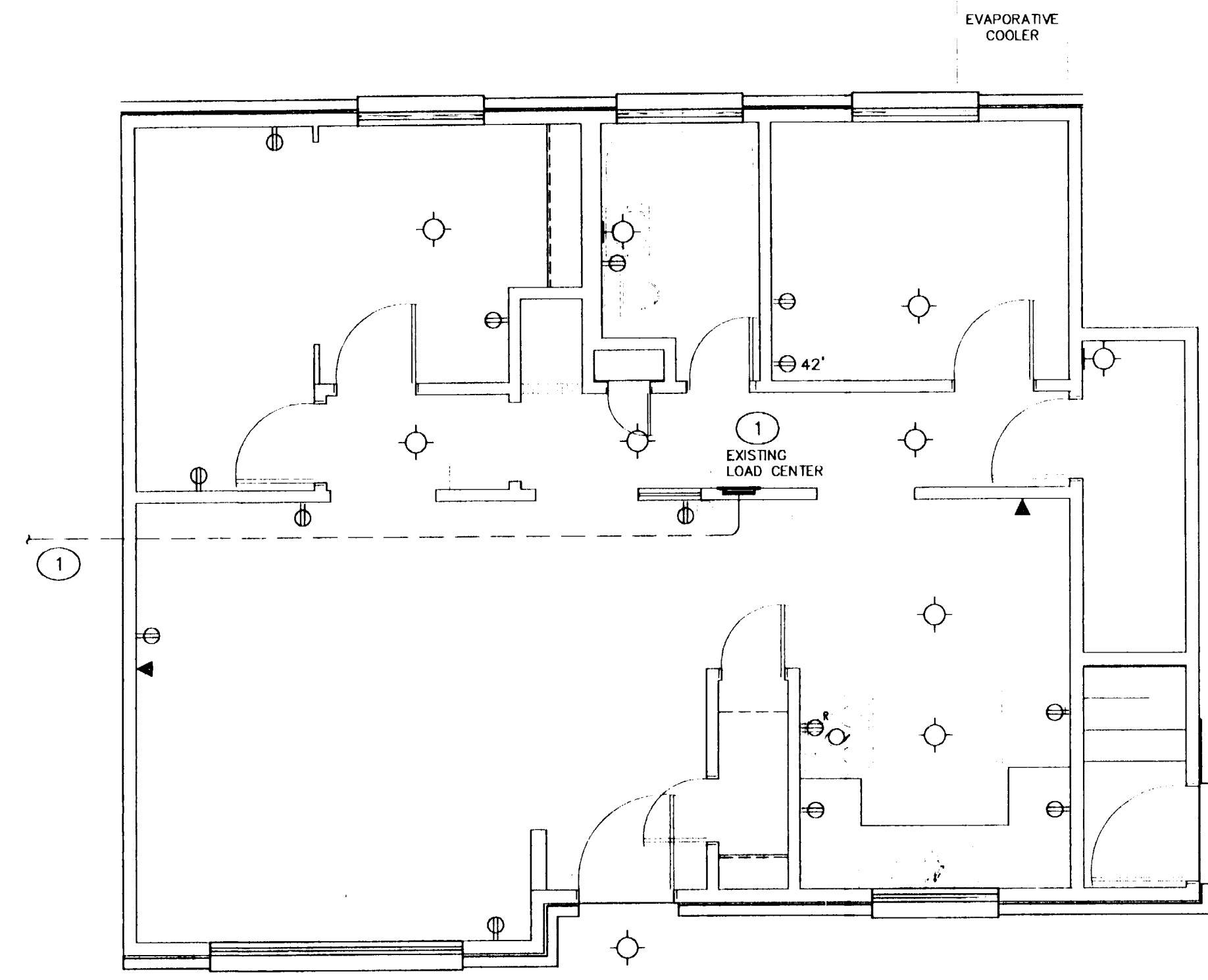
DATE: 12/5/76

PROJECT NO: GJ-90061-CS

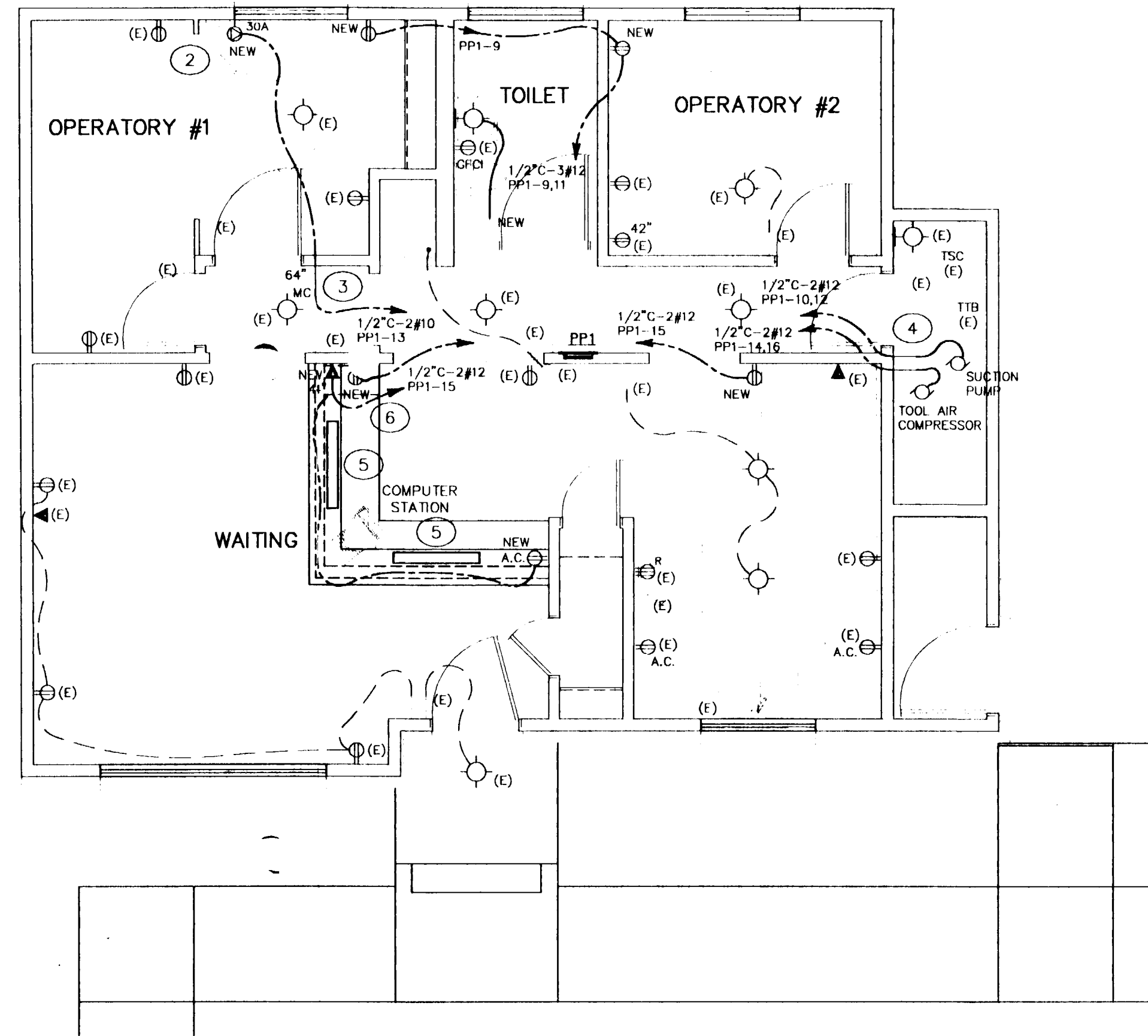
DATE: 12/5/76

634 WALNUT AVE.  
GRAND JUNCTION, CO

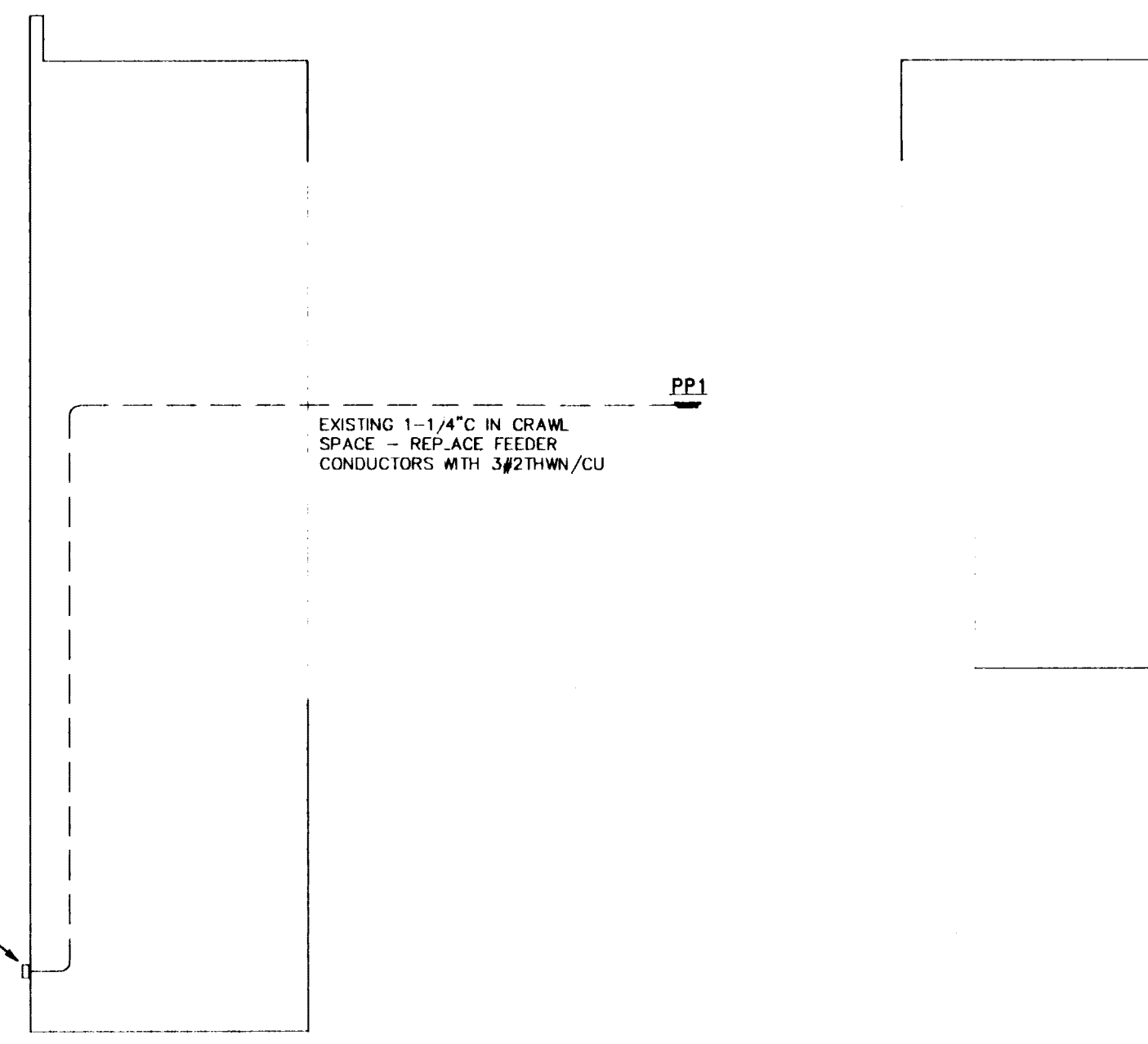
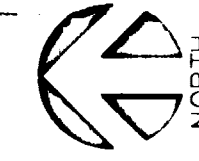
3-D90061-X1



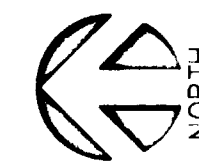
EXISTING ELECTRICAL PLAN  
1/4" = 1'-0"



PROPOSED ELECTRICAL PLAN  
1/4" = 1'-0"



ELECTRICAL SERVICE PLAN  
1/8" = 1'-0"



EXISTING SERVICE DISCONNECT -  
REPLACE WITH NEW 120/240V,  
100A, NEMA 3R CIRCUIT BREAKER  
EQUAL TO SQUARE D #22200009B  
- REPLACE LINE SIDE FEEDER WITH  
3/2THHN/CU IN 1-1/4"Ø

PANELBOARD SCHEDULE - PP1									
VOLTAGE: 120/240 PHASE: 1 WIRES: 3 BUS: 125A MAIN LUGS X/BREAKER: 1 125A MOUNTING: FLUSH		#A: 14,865VA		#C: 13,930VA		DEMAND LOAD: 20,315VA			
C	P	L	P	P	P	P	P	P	C
IR	OD	AD	AD	AD	AD	AD	AD	AD	IR
N	S	V	A	V	A	V	A	V	N
D	S	A	A	A	A	A	A	A	D
1	20	1	1050	A	3750	2	40	FURNACE AND AIR CONDITIONING	2
2	20	1	1275	C	3750	-	-	EXISTING CIRCUIT #1	4
3	20	1	750	A	3750	2	40	KITCHEN RECEPTABLES	6
4	20	1	750	C	3750	-	-	EXISTING CIRCUIT #2	6
5	20	1	1000	A	1200	2	20	REFRIGERATOR RECEPTABLE	8
6	20	1	1000	C	1200	-	-	REFRIGERATOR	10
7	20	1	1000	A	1200	2	20	OPERATOR #1 CHAIR	12
8	20	1	1000	C	1200	-	-	OPERATOR #2 CHAIR	12
9	20	1	2160	A	1115	2	20	OPERATOR #1 X-RAY	14
10	20	1	1000	C	1115	-	-	RECEPTION RECEPT'S & LIGHTS	16
11	-	1	A	1	-	-	-	SPACE	18
12	-	1	C	1	-	-	-	SPACE	20

DESIGN NOTES:

- REPLACE EXISTING BRANCH CIRCUIT LOAD CENTER WITH NEW LOAD CENTER (PP1) AND MODIFY SERVICE FEEDER AS SHOWN. RETAIN AND RECONNECT ALL EXISTING BRANCH CIRCUITS.
- PROVIDE NEW 120V, 30A, 2 POLE, 3 WIRE, NEMA 15-30R RECEPTABLE, IN SURFACE WALL BOX, WITH WATING GIRD CAP INSTALLED ON EXISTING DENTAL X-RAY UNIT POWER CORD. RECEPTABLE: HUBBELL #2610A - CORD CAP: HUBBELL #2611
- PROVIDE NEW 120V, 30A, SINGLE POLE, MOMENTARY CONTACT, SURFACE MOUNT SWITCH FOR X-RAY UNIT REMOTE CONTROL. WALL SWITCH: HUBBELL #7550
- PROVIDE TWO 120/277V, 30A, DOUBLE POLE MANUAL MOTOR STARTING SWITCHES IN TWO-GANG SURFACE WALL BOX. MANUAL MOTOR STARTING SWITCHES: HUBBELL #3032A
- PROVIDE 36", SOLID-FRONT, FLUORESCENT, UNDERCABINET TASK LIGHT WITH INTEGRAL ROCKER SWITCH AND CORSELT TASK LIGHT, LITHONIA #125; 25' 120 GED CDMW SINE FLUORESCENT LAMP: PHILIPS #2518/TL/35
- PROVIDE 2-PAIR TELEPHONE CABLE AND SURFACE MODULAR TELEPHONE OUTLET WIREU BACK TO EXISTING TTB.

LEGEND:

- ◊ SURFACE MOUNTED INCANDESCENT LIGHTING FIXTURE
- ⊕ DUPLEX CONVENIENCE RECEPTACLE
- ◀ WALL SWITCH - SINGLE POLE, TOGGLE
- ◀ TELEPHONE WALL OUTLET
- ◀ HEATING WALL THERMOSTAT
- ⊕ ELECTRIC MOTOR
- (E) EXISTING ELECTRICAL FIXTURE OR DEVICE
- GFI GROUND FAULT CIRCUIT INTERRUPTING DEVICE
- TTB EXISTING TELEPHONE TERMINAL BOARD
- TSC EXISTING TELEPHONE SWITCH CABINET
- A.C. DEVICE INSTALLED ABOVE COUNTERTOP
- EXISTING ELECTRICAL WIRING IN CONDUIT
- NEW ELECTRICAL WIRING IN CONDUIT BELOW FLOOR
- NEW ELECTRICAL WIRING ABOVE CEILING OR EXPOSED

MTC-CB		U.S. DEPARTMENT OF ENERGY	
ENGINEERING		GRAND JUNCTION OFFICE, COLORADO	
PROJECT LOCATION:	GRAND JUNCTION, CO	PROJECT NUMBER:	GJ-90061-CS
DATE:	12/16/96	PROJECT TITLE:	GRAND JUNCTION VICINITY PROPERTIES
PROJECT NUMBER:	12/16/96	DATE:	12/16/96
DESIGNED BY:	12/16/96	PROJECT NO.:	3-D90061-X2
CHECKED BY:	12/16/96	SHEET:	2 OF 2