

FEE \$	<u>Pd w/ SPR</u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84076

SPR-2002-075



Your Bridge to a Better Community

temp office

BLDG ADDRESS 2551 River Rd

TAX SCHEDULE NO. 2945-152-00-941

SUBDIVISION None

FILING — BLK — LOT —

(1) OWNER City of G.J.

(1) ADDRESS 250 N 5th St

(1) TELEPHONE 244-1577

(2) APPLICANT City - Walt Hoyt

(2) ADDRESS _____

(2) TELEPHONE 244-1577/201-1339

SQ. FT. OF PROPOSED BLDGS/ADDITION 8 x 44 (352)

SQ. FT. OF EXISTING BLDGS 1,740 *(the bldg being remodeled only)*

TOTAL SQ. FT. OF EXISTING & PROPOSED _____

NO. OF DWELLING UNITS:
 Before: N/A After: N/A this Construction

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

USE OF EXISTING BUILDINGS Engineering lab

DESCRIPTION OF WORK & INTENDED USE temp. office trailer for remodel

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) temp. office trailer
3 employees here, 352 sq ft

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1

SETBACKS: Front 15' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Maximum Height 40'

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO X

Parking Req'mt N/A

Special Conditions _____

CENSUS 1401 TRAFFIC 11 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature Walt Hoyt Date 4-5-02

Department Approval Gonnie Edwards, Associate Planner Date 4-4-02

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>Edams</u>	Date <u>4-5-02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

4 EAST ELEVATION

A.I.1 1/8" = 1'-0"

ACCEPTED *Ronnie 4/5/02*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 IDENTIFY AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

MATERIALS SYSTEM

GENERAL REQUIREMENTS

1. IF THESE DRAWINGS OR JOB CONDITIONS REQUIRE CLASS WORK OR TO WARRANTY THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL MANUFACTURED ARTICLES, MATERIALS, EQUIPMENT, SHALL BE INSTALLED, CONNECTED, ERECTED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. EACH ENTITY INVOLVED IN THE PROJECT SHALL BE RESPONSIBLE FOR THE OVERALL COORDINATION OF THE PROJECT AND FUNCTIONAL TO PROVIDE THE CORRECTLY SIZED POWER, UTILITIES, AND CONNECTIONS TO EQUIPMENT AND FACILITATE MAINTENANCE AND REPAIRS. PROVIDE PRODUCTS AND EQUIPMENT REQUIRING MECHANICAL/ELECTRICAL/PLUMBING CONTROL DEVICES, WATER, DRAINAGE, AND OTHER CHARACTERISTICS, FURNISH SPECIFICATIONS BEFORE ORDERING EQUIPMENT.

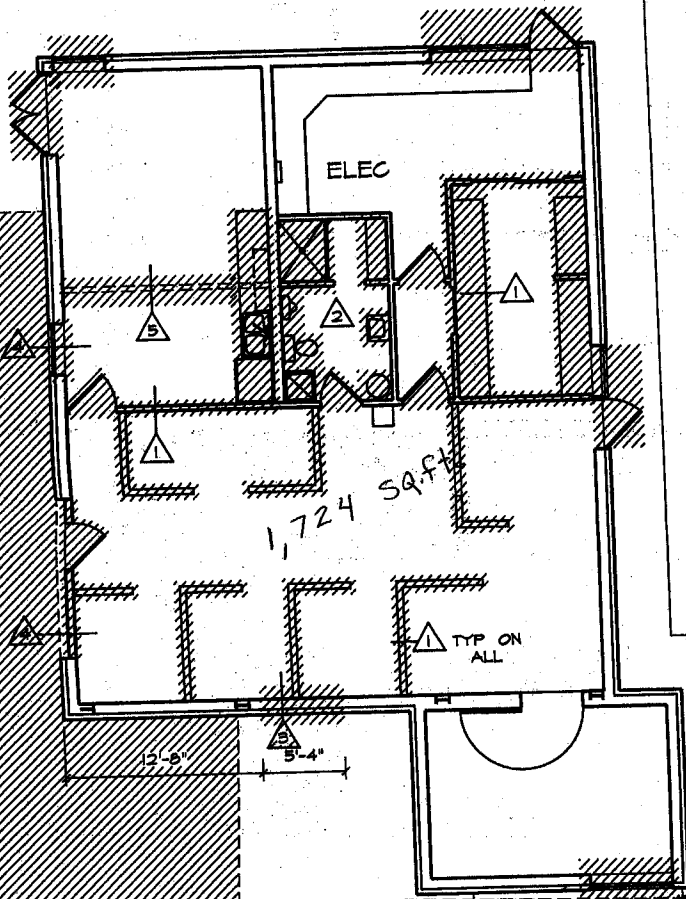
GENERAL NOTES

1. TYPICAL DIMENSIONS ARE FROM FINISHED INTERIOR WALL.
2. TYPICAL FINISHED INTERIOR WALL.

DEMO NOTES: ITEMS TO BE DEMOLISHED

- △ REMOVE EXISTING WALLS, PARTIAL WALLS & COUNTERTOPS AS SHOWN
- △ REMOVE EXISTING PLUMBING FIXTURES OR CAP BELOW FLOOR
- △ REMOVE PORTION OF EXISTING WALL AND/OR DOOR
- △ REMOVE EXISTING WINDOW AND/OR INFILL FRAMING PANELS & GLAZING
- △ REMOVE EXISTING BULKHEAD
- △ EXISTING CONCRETE AND ASPHALT

REMOVE EXG PAVING
 EXG PAVING TO REMAIN



EXG LIGHT POLE
 REMOVE AND REINSTALL
 (RE. A1.2)

RELOCATE TELEPHONE FEEDSTOCK

EXG POWER POLE
 BRING POWER TO BUILDING