

Planning \$	10
TCP \$	
Drainage \$	
SIF\$	

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

PH

101301-8634

Building Address 752 Horizon Dr
Parcel No. 2701-36A-4A-001
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only: _____
No. of Existing Units 3 No. Proposed 3
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Ramada Inn
Address 752 Horizon Dr
City / State / Zip Grand Jct, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name DKB Construction Services
Address 507 Frutvale Ct
City / State / Zip Grand Jct, CO 81504
Telephone 970-434-3430

* FOR CHANGE OF USE:
*Existing Use: Putting in Door way
*Proposed Use: taking down 2 walls

Estimated Remodeling Cost \$ 8,700.00
Current Fair Market Value of Structure \$ _____

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 C-1 Maximum coverage of lot by structures _____
SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
Side 0 from PL Rear 10 from PL Parking Requirement _____
Maximum Height of Structure(s) 40' Special Conditions: _____
Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

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).

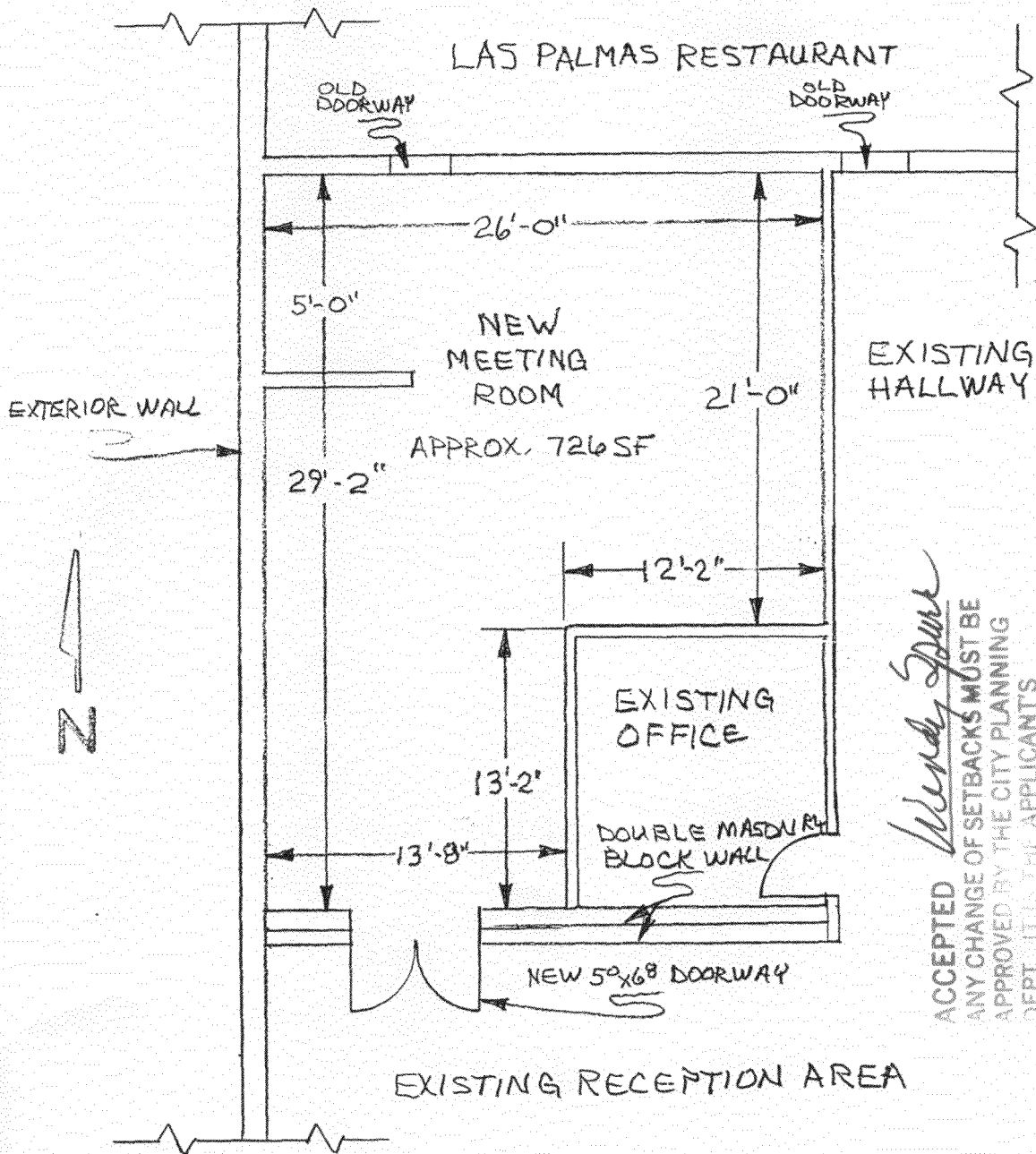
Applicant Signature Henrik B. Bertram Date 8/17/07
Department Approval Wendy Spurr Date 8/19/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SWR Charge</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>8/17/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Submitted To: Ed Baal	Phone: 640-4414	Date: 7/30/07
Street: 752 Horizon Dr	Job Name: Masonry Wall Doorway	
City, State and Zip Code: G.J. CO, 81506	Location: Ramada Inn	
Architect: DKB	Date of plans: 7/30/07	Job No: NA
		Job Phone: 243-5150



Wendy Spurr
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

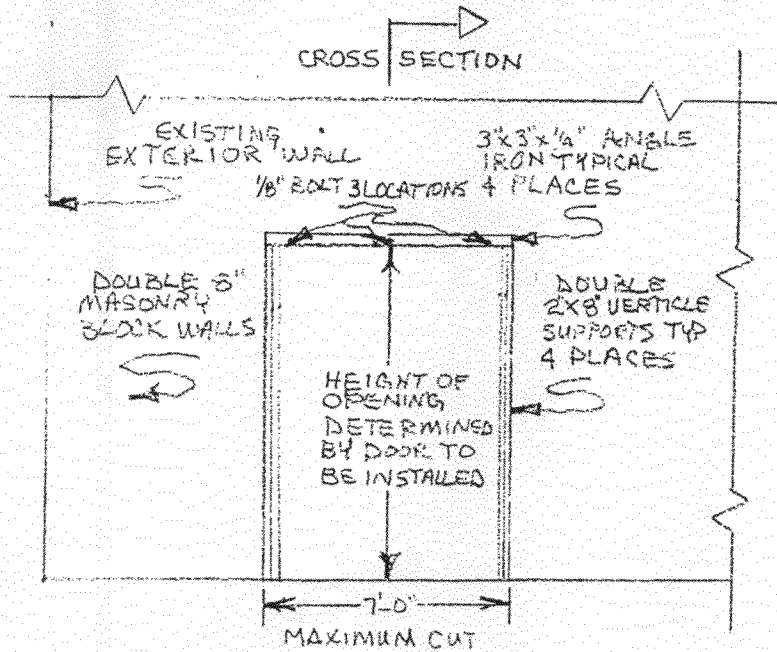
FLOOR PLAN

SCALE - 1/8" = 1'-0"

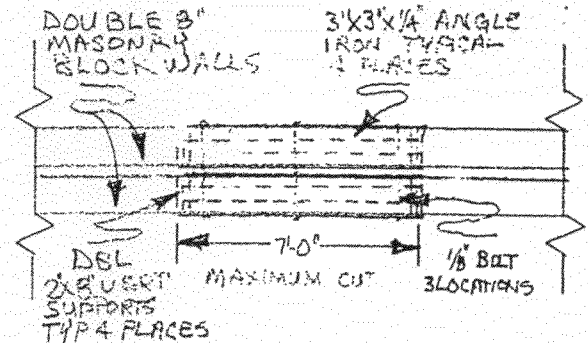




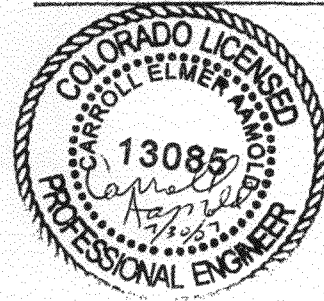
Submitted To: Ed Baal		Phone: 640-4414	Date: 7/30/07
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NORTH VIEW



TOP VIEW



ENGINEER NOTES

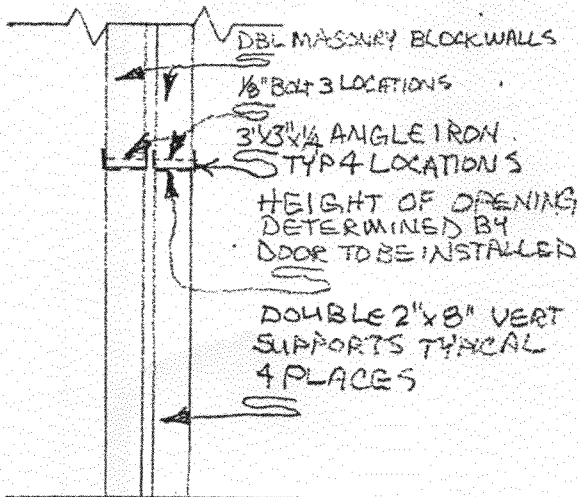
- New Doorway will pass through two 8"x 8"x 16" hollow non-reinforced masonry cinder block wall assemblies.
- Each wall is not a bearing wall, but only a masonry cinder block wall, self-supporting enclosure barrier.
- Each wall is constructed independently of each other and each new opening is designed independent of the other.
- New horizontal structural supports, to be two 3"x 3"x 1/4" angle iron, attached with three 1/8" bolts for each wall.
- Door edge vertical header supports to be 2"x 8" Doug Fir anchored to existing masonry cinder block walls.
- New 5' wide double door and jamb component shall not be intended for load carrying status.

South Wall supports at least 24" of 4" concrete poured roof slab, with asphalt liner and 1" gravel, therefore:

Dead Load	=	55 psf
Live Load	=	40 psf
Snow Load	=	25 psf
Total Load	=	120 psf

Load on South Wall is 40 pounds per lineal foot.

Although North Wall load is less, it is based on the minimal construction support installation and is to use the same method of installation as with the South Wall.



CROSS SECTION

SCALE - 1/4" = 1'-0"





SCALE 1 : 1,242

