

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 2793 Skyline Ct #D
Parcel No. 2701-364-45-004
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only: _____
No. of Existing Units 1 No. Proposed 1
Sq. Ft. of Existing 1500 Sq. Ft. Proposed 1500
Sq. Ft. of Lot / Parcel 1500
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name East River Enterprises LLC
Address 872 Gambels Rd
City / State / Zip GT, CO, 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: TENANT FINISH office

APPLICANT INFORMATION:

Name Jim Woods
Address 872 Gambels Rd
City / State / Zip GT CO 81505
Telephone 970-270-4464

* FOR CHANGE OF USE:
*Existing Use: C-1
*Proposed Use: C-1

Estimated Remodeling Cost \$ 20,000 -
Current Fair Market Value of Structure \$ 200,000 -

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 <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Tenant Refinish</u>
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).

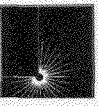
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/20/2007
Department Approval [Signature] Date 6/20/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>6/20/07</u>
Utility Accounting <u>[Signature]</u>	Date	<u>6/20/07</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)

*43 man employees
20 employees*



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CONSULTANTS

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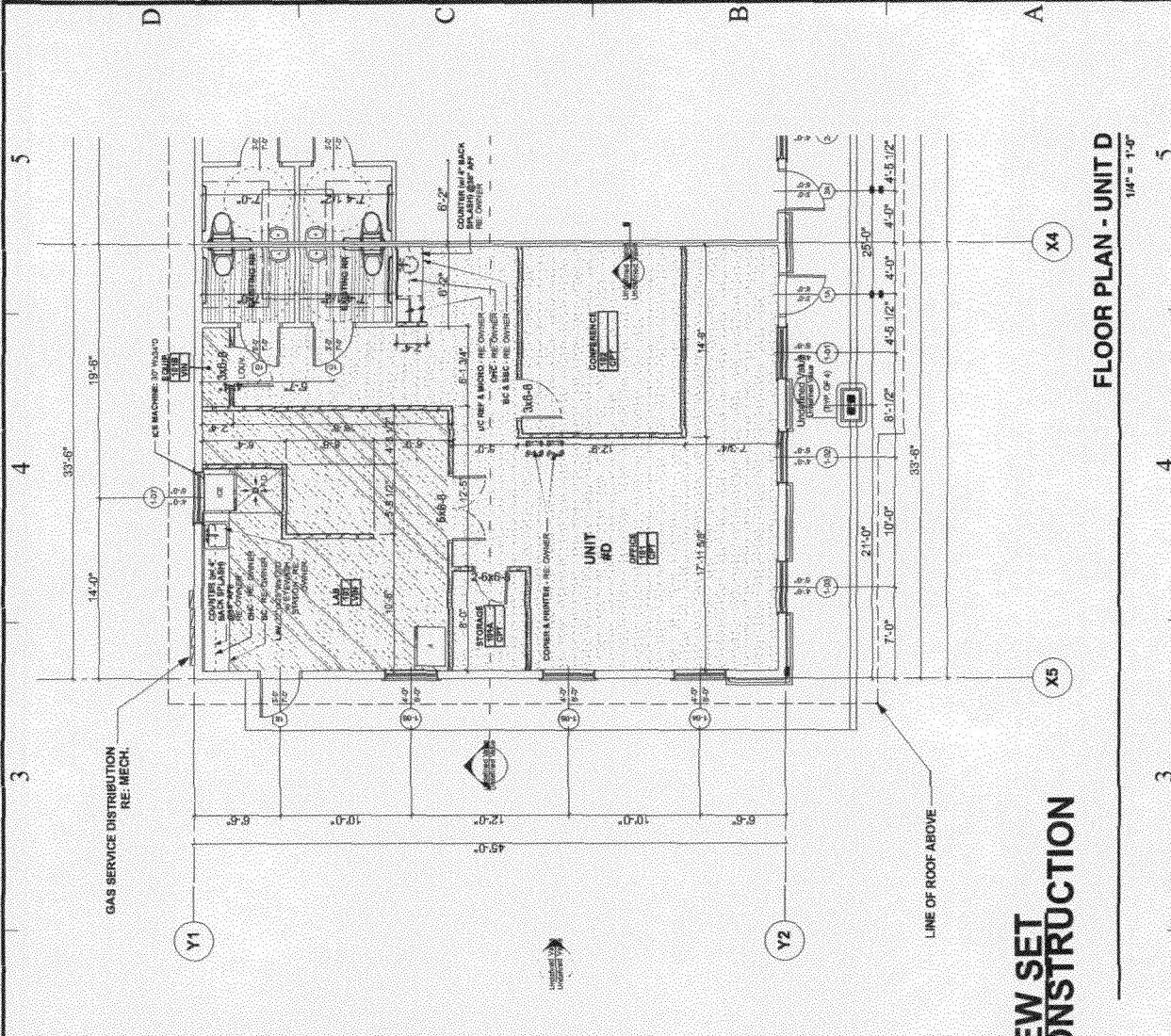
TENANT IMPROVEMENT

OR Group Ltd.
Grand Junction, Colorado

MARK	DATE	DESCRIPTION
	10/17/07	REVIEW

DRAWN BY: MEM
 CHECKED BY: MARC MAUREL, A.I.A.
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 SHEET TITLE: TENANT IMPROVEMENT

A-01
SHEET 1 OF 1



CODE DATA

Item	Remarks
Design Code	BC 2006
Occupancy Class	B (Business)
Construction Type	V-B
Actual Area (Unit D)	(±) 519.5 SF
Occupant Load	81 (Building) / 4 (Units) = (±) 18 Occ. Per Unit
Number Exits Required	2 Provided
Corridor Ratings	No Corridors in Unit
Maximum Travel Distance	207 feet (No sprinkler)
Actual Travel Distance	(±) 75 feet
Exit Separations	1/2 Diagonal
Exit and Corridor Widths	36" Minimum
Automatic Sprinkler	None

NOTES:

- 1) Grayed out lines indicate existing structure.
- 2) 3070 Door w/ 144 Inertia & solid core oak leaf. Hardware per bulletin.
- 3) 9075 Door w/ 144 Inertia & solid core oak leaf & 2030 Tempercoat glass. Hardware per bulletin.
- 4) Carpet - Commercial grade. Flame resistance (PFI) Test. ASTM D2896. Smoke Density, color per Owner.
- 5) Drywall - Per Owner. Flooding shall be suitable for non-slip floor application.
- 6) Vinyl Floor - (Unit only) - 4" Fully Adhered. Color per Owner.
- 7) CMU Block - 8" Minimum Overall Height.
- 8) Paint - Sherwin Williams brand. Interior latex eggshell. Color per Owner.
- 9) Cabinets and counters to be installed by others.
- 10) Finish verify existing conditions prior construction.
- 11) MPE - Update separate contract. See construction documents issued by each discipline by each discipline.
- 12) Architect is not responsible to review or resolve potential design conflicts of work issued reviewed and confirmed by the Builder to be compliant with applicable building and planning codes.
- 13) Any discrepancies found on these plans and when they exist on these construction documents must be brought to the attention of the Architect prior to commencement of work.
- 14) Architect not responsible for structural engineering, foundation, framing, or truss designs.
- 15) All dimensions are to face of stud unless otherwise noted.
- 16) Walls are shown as 3 1/2" wide members for 2"x4" walls and 5 1/2" wide for 2"x6" wall. GWB as indicated is 1/2" thick for common use areas and 5/8" Type X for fire resistant applications such as the egress walls, ceilings, and garage interiors.
- 17) Use of these documents constitutes builder/owner's acceptance of these terms.

REVIEW SET
NOT FOR CONSTRUCTION

FLOOR PLAN - UNIT D
114' x 114'