

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ <del>1000</del> 500
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 701 Main Street  
 Parcel No. 2945-144-20-013  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 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 Mary C. Donlan  
 Address 1104 Main St.  
 City / State / Zip Grand Junction, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Interior Remodel

**APPLICANT INFORMATION:**

Name E.T. Technologies, Inc.  
 Address 10000 S. Dransfeldt #100  
 City / State / Zip Parker, CO 80134  
 Telephone 303-680-9414

**\* FOR CHANGE OF USE:**

\*Existing Use: Vacant  
 \*Proposed Use: Bar equipment room only for clean up  
 Estimated Remodeling Cost \$ 5,000  
 Current Fair Market Value of Structure \$ 624,300.00

**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 PLANNING STAFF**

ZONE <u>B-2</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) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
Special Conditions: _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 9/21/09

Planning Approval [Signature] Date 9/21/09

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 9/21/09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# ACCEPTED

THIS REVIEW COVERS CONSTRUCTION ON PRIVATE PROPERTY ONLY. ITEMS SHOWN IN PUBLIC R.O.W. MUST BE CLEARED WITH CITY OR COUNTY ENGINEER.  
 MAKE NO UNAUTHORIZED CHANGES  
 KEEP THESE PLANS ON THE JOB  
 CALL FOR INSPECTIONS

9-16-09 *[Signature]*

BUILDING INSPECTOR

BUILD 2X4 WALL FLOOR TO CEILING.  
 INSTALL VISQUEEN VAPOR BARRIER  
 ON ENTIRE INSIDE. INSTALL 5/8" SHEET  
 ROCK BOTH SIDES AND CEILING. TAPE  
 AND TEXTURE. PAINT TO MATCH  
 EXISTING WALL COLOR.

FRAME IN WINDOW OPENING. INSTALL  
 R19 IN EXTERIOR WALL

INSTALL 1 HOUR DOOR WITH LOCKING  
 HARDWARE.

REMOVE EXISTING WINDOW, FRAME IN  
 OPENING. INSTALL R19 IN EXTERIOR  
 WALL. INSTALL MATCHING SIDING AND  
 PAINT TO MATCH EXISTING.

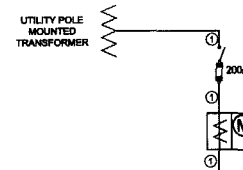
## AREA PLAN

1/2"=1'

UNIT NO	FUNCTION (NOTES)	LOAD	VOLTS	Ø	FULL LOAD AMPS	BRANCH CIRCUIT			BRKR SIZE
						CONDUIT	NO.	SIZE	
1	BLOWER	3 HP	208	3	10.6	1/2	3	#12	20
2	INFRARED HEATER	500W	120	1	X	1/2	2	#14	15
3	EXHAUST FAN	X HP	120	1	X	1/2	2	#14	15
4	INCANDESCENT	300W	120	1	2.5	1/2	2	#14	15

### GENERAL NOTES

- INASMUCH AS DESIGN FOR REMODELING AND/OR REHABILITATION REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE ENGINEER CANNOT ASSURE THE OWNER OR THE CONTRACTOR THAT THE PROFESSIONAL CONSULTING SERVICES HEREIN ENCOMPASS ALL CONTINGENCIES. FIELD COORDINATION DURING CONSTRUCTION IS IMPERATIVE. CONTRACTORS BIDDING THIS WORK MUST MAKE REASONABLE ALLOWANCES FOR UNFORESEEN CONTINGENCIES.
- CONTRACTOR SHALL FIELD VERIFY ALL CONTROLLING FACTORS BEFORE BEGINNING ANY WORK AND REPORT DISCREPANCIES TO THE ENGINEER.
- ALL ELECTRICAL WORK SHALL COMPLY WITH LATEST EDITION OF NEC AND ALL APPLICABLE LOCAL CODES.
- THESE DRAWINGS ARE DIAGRAMMATIC. FIELD VERIFY ALL REQUIREMENTS PRIOR TO ANY WORK.
- COORDINATE ANY AND ALL EQUIPMENT LOCATIONS WITH THE OWNER PRIOR TO ROUGH-IN. COORDINATE ANY AND ALL WIRING DEVICE LOCATIONS WITH THE EXISTING EQUIPMENT, CASEWORK, ETC.
- THE CONTRACTOR SHALL MAINTAIN FIRE-RATINGS FOR ALL CONDUIT PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION.
- ALL EQUIPMENT LOCATED IN CLASSIFIED AREAS SHALL BE RATED FOR THOSE AREAS.



WIRE SIZE LEGEND  
 ① 2" C. 48/30 CU-18WG

P1  
 200A IULO  
 208/120V  
 3Ø, 4WIRE  
 3Ø CKT

ELECTRICAL LOAD TABLE	
LOAD TYPE	WATTAGE
LIGHTING AND CONTROLS	228
HEATING	517
MISCELLANEOUS EQUIPMENT	51
LABORATORY MOTOR	51
BIOMEDICAL EQUIPMENT	51
TOTAL LOAD	501
NEUTRAL	201
TOTAL	702

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