

# Table of Contents

File 1982-0048  
Date 7/11/02

Project Name: 220 Hall Avenue – Special Use Residential Sub-unit

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	<b>*Summary Sheet – Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
		Application form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X	X	Site Plan
X	X	Floor Plan
X		Section
X	X	Letter from Bob Goldin to Dave Hunt re: letter of confirmation-7/13/82
X		Development Application – 6/30/82
X		Deed
X	X	Planning Clearance - **
X	X	Before and After pictures
X		Elevation Map
X		Second Floor Plan

D. Hunt  
Res. - Addition  
220 Hall

### Description of Responsibilities

Each contractor will be responsible for obtaining and paying for any special permits required to execute his work. (The Owner will provide the building permit). He will also be responsible for all necessary inspections and approvals pertaining to his work. A certificate of insurance showing coverage for Workman's Compensation and general liability, with limits suitable to the Owner, shall be required before a Contractor begins work.

### Description of Work

Following are summaries of the work for which each contractor is responsible. This is only for clarification and all contractors are referred to and are responsible for all work shown on the drawings.

#### 1. CONCRETE CONTRACTOR

##### A. General:

Provide layout of the new building addition and all site concrete work. Provide all materials and methods for: all excavation and backfill, all site concrete, building foundation (including reinforcing and cast-in items), foundation insulation, demolition and removal of existing site concrete as noted on the drawings.

##### B. Materials:

Reinforcing bars: New billet steel, grade 60.

W.W.F.: 6 x 6 - W1.4 x W1.4

Anchor Bolts: Hook end ½" x 8" with washers & nuts.

Dampproofing: Cold applied asphalt base emulsion by Celotex or approved equal.

Concrete: 3000 p.s.i. 4" slump 5½ sack mix. Broom finish on exterior slabs & walks.

Foundation Insulation: 2" rigid urethane.

2. FRAMING CONTRACTOR

A. General:

Provide all materials and methods for: all building related demolition (and removal) both interior and exterior, all wood framing and furring, all wood siding and trim, exterior door and hardware, removal of existing window units, installing new window units (all fixed glazing furnished and set by others), installing interior trim including doors and hardware.

B. Materials:

Light Framing: #2 and better WCDF/Larch with maximum moisture content of 15%.

Studs: WCDF/Larch Stud grade.  $F_b = 800$  (Repetitive member)  $E = 1.5$ .

Structural Joists & Girders: WCDF/Larch #2, and better with maximum moisture content of 15%.  $F_b = 1150$  (Repetitive member)  $E = 1.5$ .

Roof Sheathing: 1/2" CDX Plywood.

Wall Sheathing: 1/2" Foil faced foam.

Floor Decking: 3/4" T&G Plywood.

Sill Sealer: 1/2" thick fiberglass.

Exterior Doors: 1 3/4" S.C. Wood with weather stripping & threshold with door shoe.

Windows:

Soffit: 3/8" Rough Texture Cedar Plywood.

Exterior Window Trim: 1 x Cedar.

Exterior Door Trim: 1 x Cedar.

Exterior Siding: 5/8" T-1-11 with grooves @ 4" o.c.

B. Materials: (Continued)

Interior Doors: 1 3/8" H.C. Wood paint grade.

Millwork: 1 x Oak, and 2 x Oak.

Interior Wood Trim: Andersen trim base, and Andersen trim around doors and windows.

Caulking: Clear Silicone.

3. INSULATION CONTRACTOR

A. General:

Provide materials and methods for complete installation of blown and fiber insulation. Insulate all exterior walls, ceilings and attic, and rim joist in crawl space.

B. Materials:

Fiber insulation @ exterior walls: Full thick R-11.

Vapor Barrier: 4 mil. thickness which has a permeance of 1 perm or less @ all exterior walls and at ceilings.

Blown at all attic spaces: Thickness as required for R-40.

4. ROOFING CONTRACTOR

A. General:

Provide complete materials and methods for installing asphalt shingle roofing.

B. Materials:

Underlayment: 15# roll asphalt roofing felt.

Eave Flashing: 90# roll mineral surface roofing.

Shingles: 260# fiberglass based shingle by Certain Teed Corporation, Johns-Manville, or Architect approved equal. Color to match existing.

5. DRYWALL CONTRACTOR

A. General:

Provide materials and methods for installing gypsum board on all new framing, and patching areas where windows have been removed. Wall texture to be "knockdown".

B. Materials:

Wall surfaces in dry areas: 1/2" Gypsum Board.

Wall surfaces in damp areas: 1/2" M.R. Gypsum Board.

Ceilings in dry areas: 1/2" Gypsum Board.

Ceilings in damp areas: 1/2" M.R. Gypsum Board.

Fasteners: 6d Cement Coated Gypsum Nails or Type S Bugle Head Screws.

Corners: Metal Reinforcement at all corners.

Edges: USG #200B Trim.

6. PAINTING CONTRACTOR

A. General:

Provide materials and methods for complete painting of: exterior siding and trim, gypsum board, interior wood, and all doors.

B. Materials:

Interior Exposed Wood: 1 coat primer/sealer, one coat interior latex enamel.

Gypsum Board: Flat: 1 coat emulsion sealer, 1 coat flat acrylic latex.

Interior Millwork: Stain: One coat semi-transparent penetrating or basic stain.

Exterior Metal: One coat Galvaprep, 1 coat of emulsion masonry paint.

B. Materials: (Continued)

Interior Metal: 1 spray coat enamel undercoat, 1 coat exterior semi-gloss enamel.

Exterior Wood: Stain: 1 coat semi-transparent penetrating oil base stain.

Exterior Soffit, Siding & Trim, Stained: 2 coats Olympic penetrating oil stain.

7. MECHANICAL/PLUMBING CONTRACTOR

A. General:

Provide complete materials and methods to install: new toilet, air conditioner, and alter heating system.

B. Materials:

Lavatory: American Standard - Model 3303.013 enameled cast iron oval horizon lavatory with No. 2103.703 Heritage pop-up trim. Color to be white.

Watercloset: American Standard- elongated water saver Model 2109.395 with church seat No. 5330.063 and No. 3405.016 supply pipe. Color to be white.

8. ELECTRICAL CONTRACTOR

A. General:

Provide complete materials and methods for installation of the electrical system and wiring mechanical equipment.

B. Materials:

All materials are to be new and this contractor is to include a fixture allowance of \$500.00.

Members of the Planning Commission,

We are asking for a special use permit for our property located at 220 Hall Avenue. Specifically what we are asking for is a Residential Sub-Unit.

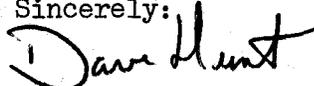
We are currently in the process of remodeling our home and adding on to it. We are doing so in stages, as our finances permit. Our long term goal is to remodel the entire house into one large unit, but at this point in time we are not financially able to do so. Therefore we are asking for a Sub-Unit to enable us to rent out the front portion of our home to a couple of friends of ours. This would enable us to add on to our home and be able to make our monthly payments without putting an undue strain on our finances.

Our home is located in the Sherwood Park area, where we are surrounded by other similar looking dwellings. Most of the houses are either ranch,, bi-levels or two story homes. Our addition was designed to fit in with the existing styles in the area. Access to the back unit will be through a private side rear door. Interior access between the two units is currently blocked off, although it could be opened up. Off street parking is provided by an existing drive in front of the house. Additional parking will be provided by a new drive to be added along the east side of the house. This drive is designed to provide access to a new accessory building that is currently under way in the back yard. Plans for the building have been cleared by the planning commission, we are in the process of securing the necessary building permits for it. Construction on this project could begin as soon as we are cleared for this special use permit. Access to the back must be from the front as there are no allies in our area of town. Because of this our trash is picked up every Wednesday in the front of our home.

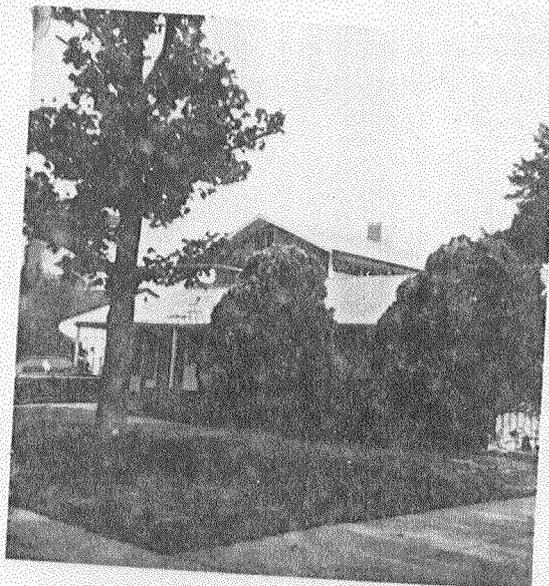
The landscaping of our home fits well with the area as we have one large tree in the front yard, along with three evergreen trees and assorted plants and flowers. We just recently completed putting in sod in parts of the front yard, along with the entire back yard. Our back yard has a wooden fence completely around it, along with a lot of medium sized trees that grow along the back fence line.

At this point in time we see no need for any special type of lighting or any other special needs caused by the Sub-Unit. It should fit nicely into the existing area and it should cause no problems for our surrounding neighbors. Thank you for your consideration of this matter, We realize it has been a bit awkward on our part, but let me assure you we have become more aware of the planning processes of the city, and plan on abiding by them more closely in the future. Thank you again for all the time and effort you have already put into this project.

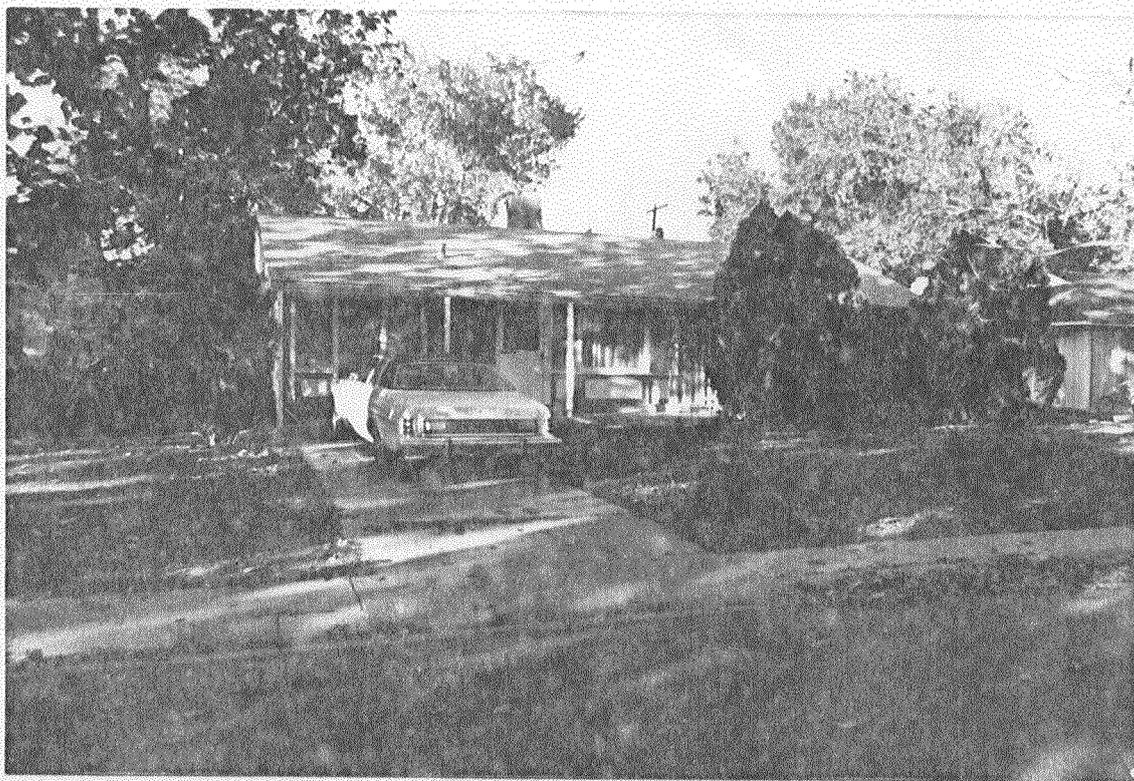
Sincerely:

  
Dave Hunt

after



before









## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

CERTIFIED RETURN RECEIPT  
P201460963

July 13, 1982

Mr. Dave Hunt  
220 Hall  
Grand Junction, CO 81501

RE: Special Use Letter of Confirmation (File #48-82)

Dear Mr. Hunt:

This department has received your application for a special use permit for a residential sub-unit located at 220 Hall, Grand Junction.

After reviewing your request, the Planning Staff has found it to be acceptable thus approving the residential sub-unit proposal.

The driveway cut on the east side, if altered physically, will require a curb cut permit obtained through the City Engineering Department. You need to maintain the conditions as outlined in Sec. 4-5-3 of the Grand Junction Zoning and Development Code.

Any change or expansion, other than your plan as submitted, will require a re-review by this department.

Thank you for your cooperation in this matter.

Sincerely,

Bob Goldin  
Senior City Planner

BG/vw

xc: File