



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18788** APN: 139-34-410-209

Name of Property Owner: TOWANDA LLC

Name of Applicant: REBECCA L. BURTON

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

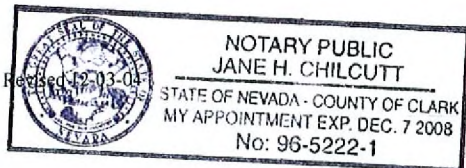
Signature of Property Owner: Rebecca L. Burton ^{MANAGER} TOWANDA LLC

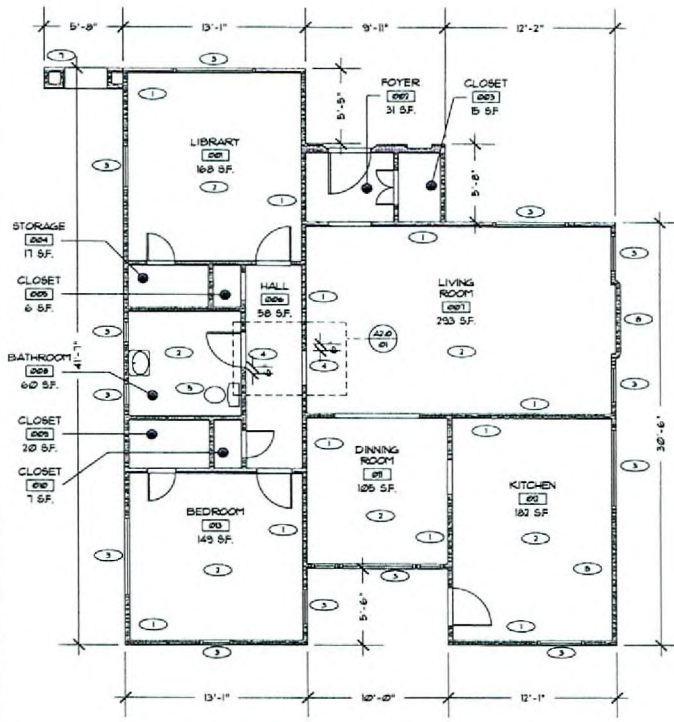
Print Name: REBECCA L. BURTON

Subscribed and sworn before me

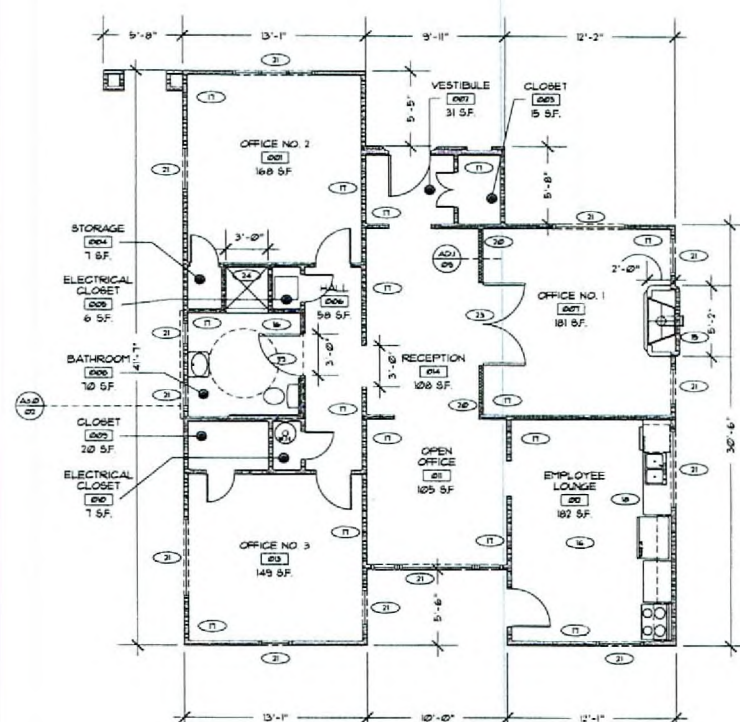
This 15th day of Dec, 2006

Jane H. Chilcutt
Notary Public in and for said County and State





DEMOLITION FLOOR PLAN
SCALE 1/4" = 1'-0"

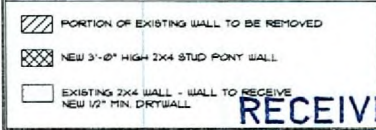


FLOOR PLAN
SCALE 1/4" = 1'-0"

CONSTRUCTION NOTES:

- 1 REMOVE ALL EXISTING INTERIOR GYPSUM BD/LATH & PLASTER FROM EXISTING STUD WALLS/CEILING & RELATED INSULATION
- 2 REMOVE ALL EXISTING ELEC FIXTURES, ANTIQUE WIRING & GLASS INSULATORS (IWI) AND SERVICE PANEL. POINT OF CONNECTION (PHONE, TV, ET AL.)
- 3 REMOVE EXISTING GLAZING & FRAME
- 4 REMOVE PORTION OF EXISTING WALLS
- 5 REMOVE ALL EXISTING CABINTRY & PLUMBING FIXTURES W/ RELATED PIPING
- 6 REMOVE ALL EXISTING HVAC DUCTING AND HVAC EQUIPMENT
- 7 REMOVE PORTIONS OF EXISTING CRACKED OR DAMAGED EXTERIOR STUCCO
- 8 REMOVE EXISTING MASONRY (BRICK) CHIMNEY AND RELATED FIREPLACE ASSEMBLY
- 9 ROOFING SUBCONTRACTOR TO INSPECT ROOF W/ OWNER - VERIFY CONDITION OF EXISTING ROOFING & FLASHING - REMOVE AS REQUIRED
- 10 INSTALL NEW HVAC DUCTWORK & RELATED HEAT PUMP/FILTERS/EQUIPMENT
- 11 INSTALL NEW ELECTRICAL PANEL & CONDUIT-WIRING-FIXTURES PER ELECTRICAL DRAWINGS
- 12 INSTALL NEW PLUMBING PIPING AND RELATED FIXTURES - SEE PLUMBING DRAWINGS
- 13 INSTALL NEW ATTIC & WALL INSULATION (R-30 ATTIC - R-13-18 WALLS)
- 14 INSTALL & PATCH EXISTING ROOFING AND FLASHING AS REQUIRED
- 15 INSTALL NEW FIREPLACE AND 2X FRAMED BOX - MATCH EXISTING INT. FINISH - 7/8" HEATILATOR® GENEVA ND4236 DIRECT VENT INSTALL PER MFG'S REQ'S
- 16 INSTALL NEW FINISH FLOORING
- 17 INSTALL NEW 5/8" TYPE X GYPSUM BD INTERIOR WALL SHEATHING/ BULLNOSE CORNER TRIM (M/R GREEN BD AT WET WALL LOCATIONS)
- 18 INSTALL NEW CABINTRY AND RELATED PLUMBING FIXTURES
- 19 INSTALL NEW 3'0" X 6'8" DOOR & FRAME AT BATHROOM, 1 1/2 PAIR OF 3 1/2" HINGES
- 20 INSTALL NEW 3'-0" HIGH 2X4 STUD PONY WALL AT LIVING RFL
- 21 INSTALL NEW WINDOW & FRAME PER PLAN - SEE ELEVATIONS
- 22 PATCH & REPAIR STUCCO TO MATCH EXISTING ADJACENT FINISH
- 23 INSTALL NEW 3'0" X 6'8" DOOR (DOUBLE DOOR) & FRAME, 1 1/2 PAIR OF 3 1/2" HINGES (EACH DOOR)
- 24

WALL LEGEND:



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Fax: (801) 283-8176
A Professional Corporation

BURTON LAW OFFICE
CONVERSION / REHABIL
301 SOUTH 6TH ST
REBECCA BURTON

NOTED FLOOR PLANS

NO.	DATE	BY	DESCRIPTION

SDR-18788 DEC 1 & 2006
01/25/07 PC



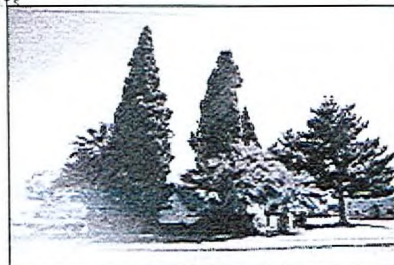
WEST ELEVATION

N.T.S.



WEST ELEVATION

N.T.S.



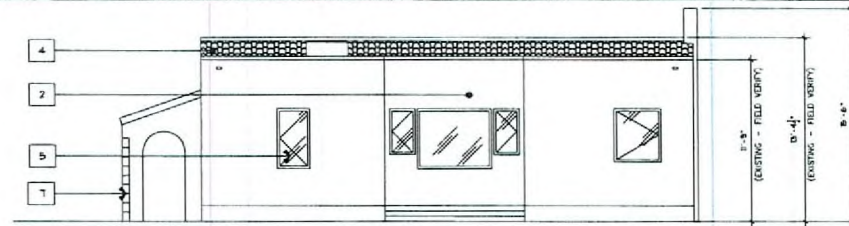
NORTH ELEVATION

N.T.S.



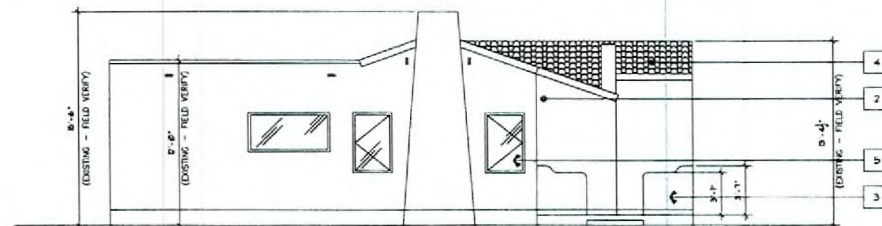
NORTHWEST VIEW

N.T.S.



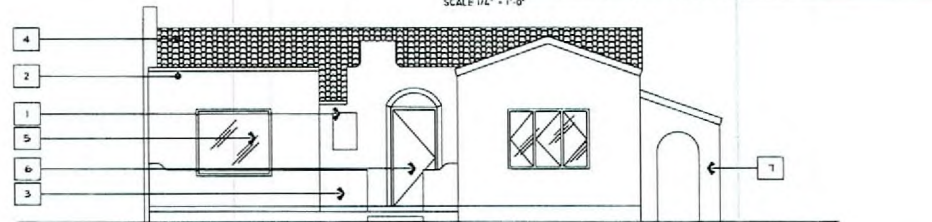
EAST ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"



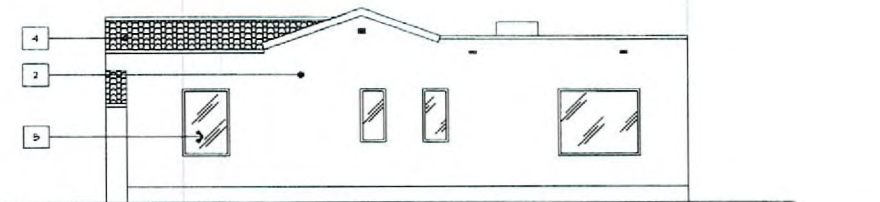
NORTH ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"



WEST ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"



SOUTH ELEVATION (EXISTING)

SCALE 1/4" = 1'-0"

KEYNOTES			
#	DESCRIPTION		
1	BY THE OWNER	2	REPLACE EXISTING 3'-0" HIGH CORNER PLUTO BALLS - MATCH EXISTING ORIGINAL MATERIALS + COLOR
2	REPAIR EXIST. STUCCO AS REQUIRED - COLOR TO MATCH EXISTING	3	REPLACE EXISTING WINDOWS WITH NEW VINYL UNICOINS - COLOR OF FRAME TO MATCH EXISTING
		4	REPLACE EXIST. 50' DOOR WITH NEW DOOR + FRAME - COLOR/TAN. BY OWNER
		5	CONCRETE SPANISH TILE ROOF REPAIR AS NEEDED
		6	EXISTING STUCCO ON WALL - REPAIR AS NEEDED - COLOR TO MATCH EXISTING
		7	

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BURTON LAW OFFICE
 COURT MODEL
 301 SOUTH 6TH ST.
 REBECCA BURTON
 C.A.

EXISTING ELEVATIONS

DATE	BY	FOR

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SDR-18788
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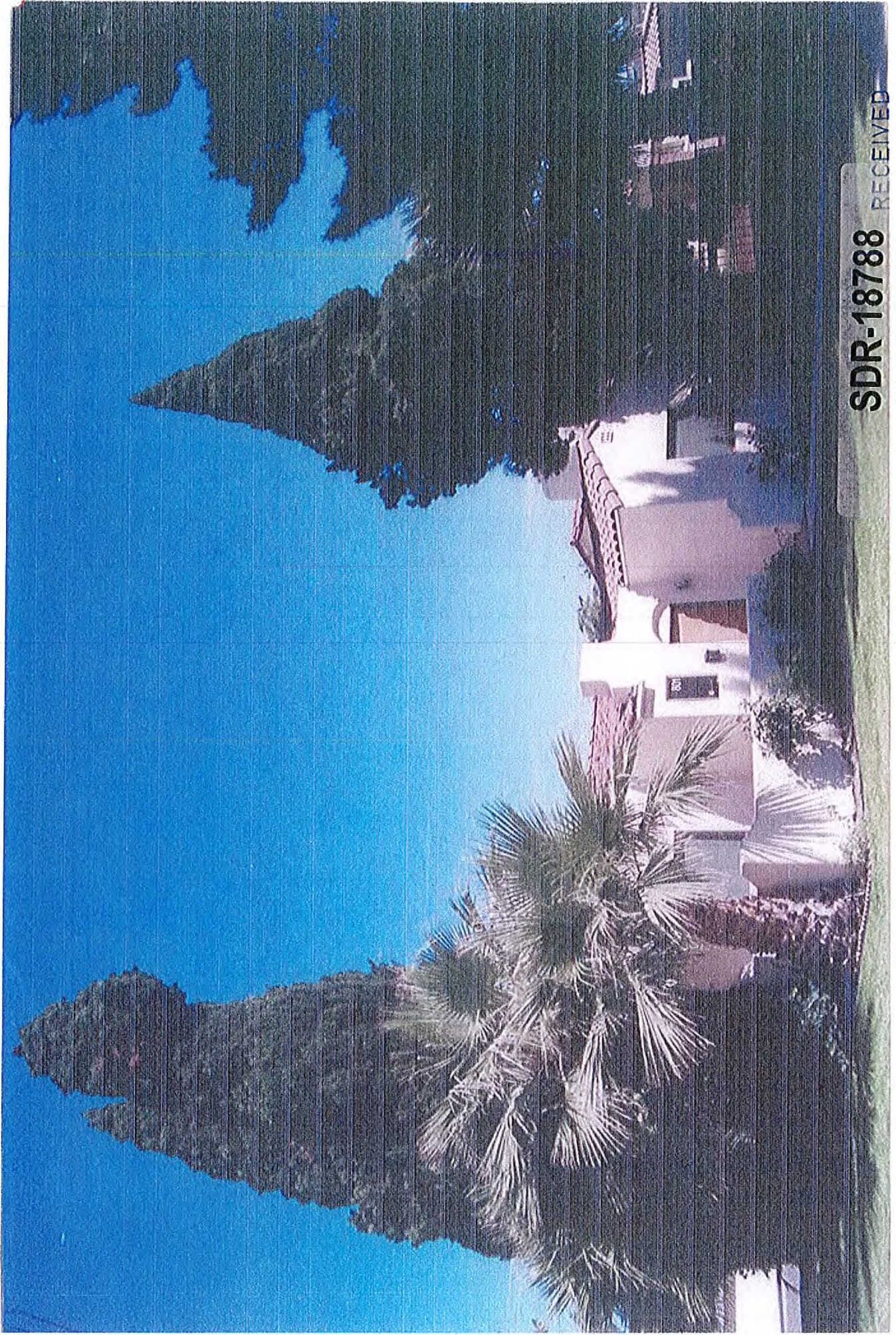
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DEC 15 2006

SDR 18788				
Rebecca Burton				
SEC Gass & 6th				
Proposed 1.215 thousand square foot office conversion.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.215	11.01	13
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
<i>(heaviest 60 minutes)</i>				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.215		4
AM Peak Hour				1
PM Peak Hour				1
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: counts not available for 3rd Street				
Gass Avenue				
Average Daily Traffic (ADT)	3,227			
PM Peak Hour	258			
<i>(heaviest 60 minutes)</i>				
4th Street				
Average Daily Traffic (ADT)	13,088			
PM Peak Hour	1047			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Gass Avenue	15300			
4th Street	29400			
This project will add approximately 270 trips per day on Gass, 3rd and 4th. This will increase expected volumes by about 8 percent on Gass and about 2 percent on 4th. Gass is at about 21 percent of capacity and 4th is at about 45 percent of capacity.				
Based on Peak Hour use, this development will add roughly 24 additional cars into the area; which works out to about one every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-17856 & SDR-18788 - APPLICANT: REBECCA BURTON - OWNER: TOWANDA LLC
801 SOUTH SIXTH STREET
JANUARY 25, 2007 PLANNING COMMISSION

11/22/06



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801 SOUTH SIXTH STREET
JANUARY 25, 2007 PLANNING COMMISSION

11/22/06