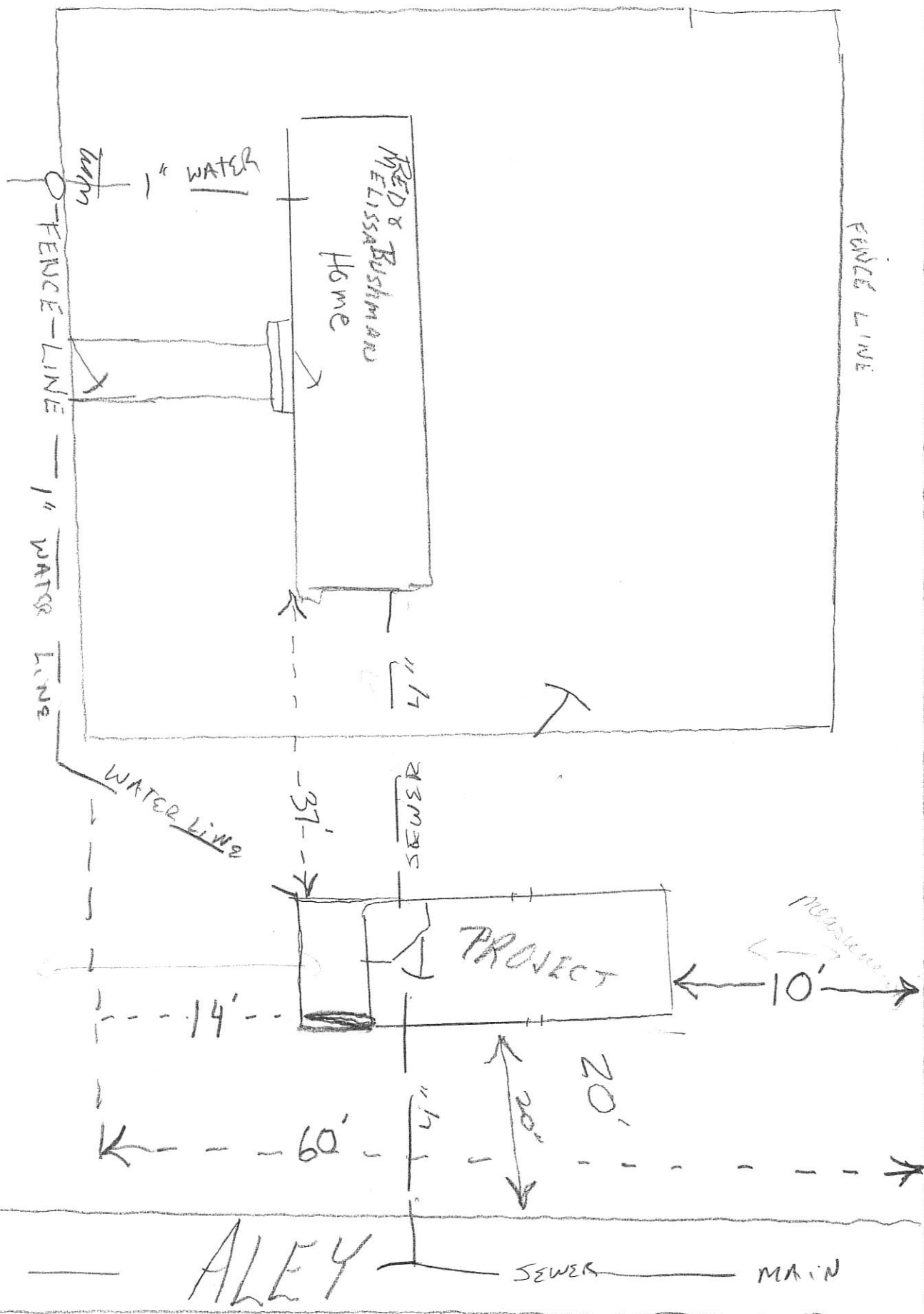
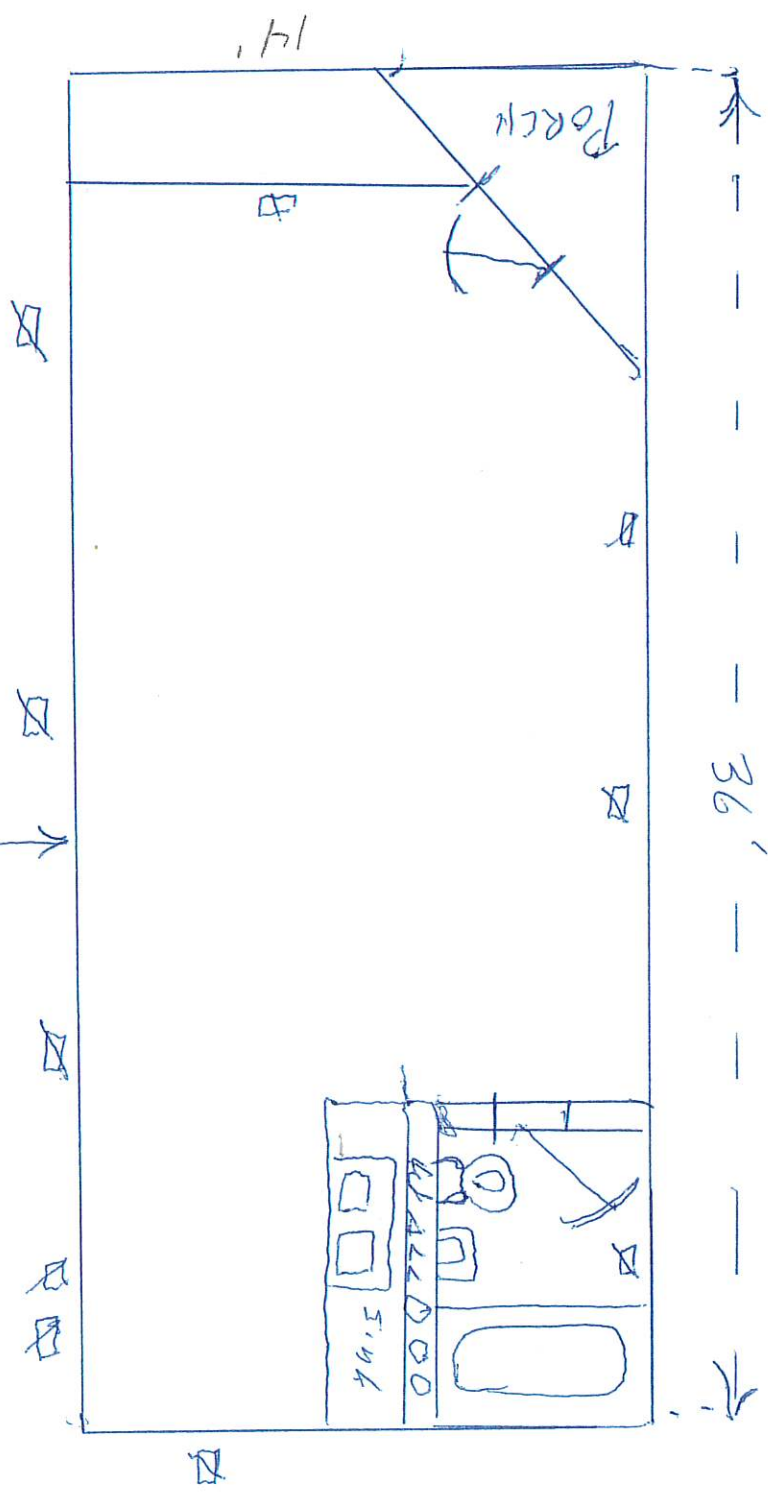


200



Alley

26'



DERKSEN PORTABLE BUILDINGS  
760 WESTBROOK ROAD  
HICKORY, KY 42051

GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AND THE 2021 INTERNATIONAL BUILDING CODE.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (RISK CATEGORY I) PER IBC TABLE 1604.5 AND SHOULD NOT BE USED FOR HUMAN HABITATION.
5. SIDING FASTENERS SHALL NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL OR WHEN THE SIDING GROOVES OCCUR AT CUT EDGES OF THE SIDING PANEL.
6. STRUCTURES SHOULD HAVE 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES OR 29 GA METAL ROOF OVER WOOD SHEATHING.
7. WOOD FRAMING SHALL COMPLY WITH THE ANSI/AWC "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION", 2018.
8. ALL ROOF DECKING IS TO BE  $\frac{3}{4}$ " OSB.
9. ALL SIDING IS TO BE WATER SEALED  $\frac{1}{2}$ " T1-11 PLYWOOD.

10. ALL FLOOR JOISTS ARE TO BE PRESSURE TREATED SYP #2, OR BETTER.
11. ALL UN-TREATED WOOD FRAMING IS TO BE SPF #2 OR BETTER.
12. ALL EXTERIOR NAILS ARE TO BE ZINC COATED.
13. ALL FLOOR DECKING IS TO BE  $\frac{5}{8}$ " OR  $\frac{3}{4}$ " PLYWOOD.
14. ALL SKIDS ARE TO BE 4x6 PRESSURE TREATED, RATED FOR GROUND CONTACT.
15. SECTIONS AND DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS NOTED OTHERWISE.

ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. DERKSEN PORTABLE BUILDINGS IS NOT RESPONSIBLE FOR THESE ITEMS.

1. THE COMPLETE FOUNDATION AND TIE-DOWN SYSTEM
2. RAMPS, STAIRS, AND GENERAL ACCESS
3. ELECTRICAL SERVICE HOOKUP

DESIGN CRITERIA:

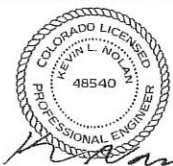
1. RISK CATEGORY I
2. FLOOR LIVE LOAD: 40 PSF  
LOFT LIVE LOAD: 10 PSF
3. ROOF SNOW LOADS:  
GROUND SNOW LOAD,  $P_g = 60$  PSF  
FLAT ROOF SNOW LOAD,  $P_f = 40$  PSF  
EXPOSURE FACTOR,  $C_e = 1.0$   
IMPORTANCE FACTOR,  $I = 0.8$   
THERMAL FACTOR,  $C_t = 1.2$
4. WIND LOADS ARE BASED ON THE FOLLOWING:  
Vult = 115 MPH  
RISK CATEGORY I  
EXPOSURE CATEGORY C  
INTERNAL PRESSURE COEFFICIENT:  
 $G C p i = \pm 0.18$   
COMPONENTS & CLADDING:  
ZONE 1,2e: 12.8, -24.6 PSF  
ZONE 2h,2f,3a: 12.8, -39.2 PSF  
ZONE 3r: 12.8, -46.6 PSF  
ZONE 4: 17.3, -18.8 PSF  
ZONE 5: 17.3, -23.1 PSF

NOTE: C&C WIND PRESSURES SHOWN ARE FOR A 10 SQUARE FOOT EFFECTIVE AREA ( $A_e$ ) AND MAY BE REDUCED FOR LARGER AREAS AS ALLOWED BY CODE.

5. SEISMIC LOADS ARE BASED ON THE FOLLOWING:  
RISK CATEGORY I  
SITE CLASS D  
DESIGN CATEGORY D

PIERS (IF REQUIRED):

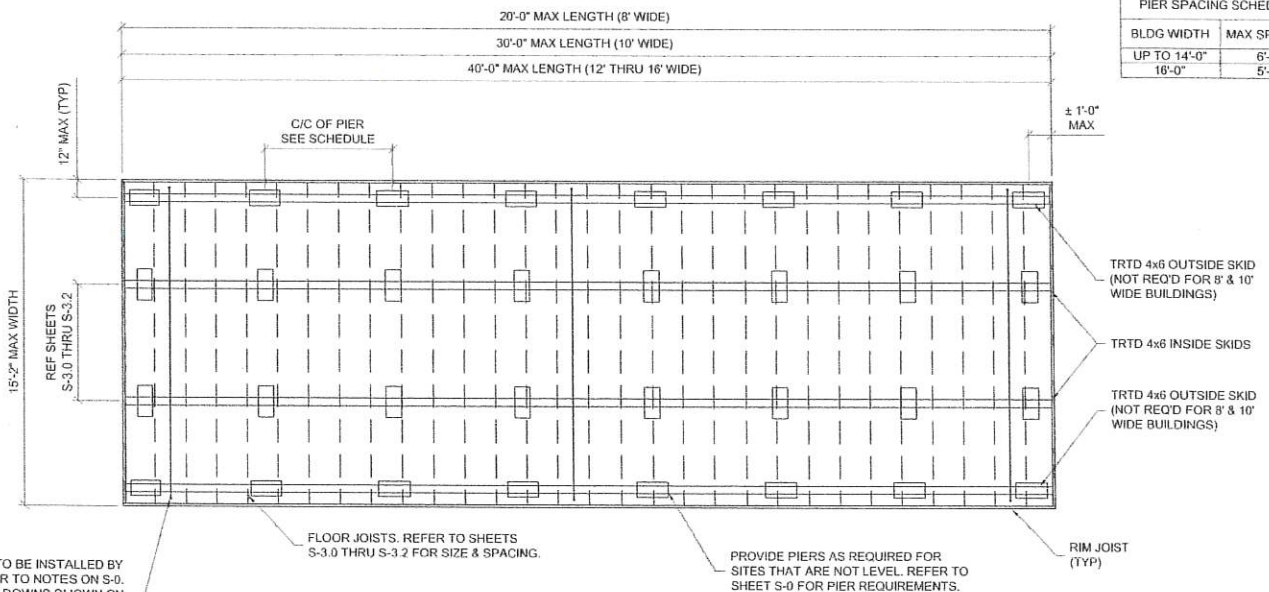
1. PIERS ARE NOT REQUIRED WHEN THE SKIDS CAN BE SUPPORTED ON FIRM, LEVEL GROUND. PIERS ALONG INTERIOR SKIDS SHALL BE ORIENTED WITH THE LONG SIDE PERPENDICULAR TO THE SKID. PIERS ALONG THE OUTSIDE SKIDS OF 12' AND 14' WIDE BUILDINGS ARE PERMITTED TO BE ORIENTED WITH THE LONG SIDE PARALLEL TO THE SKID PROVIDED THAT THE PIERS ALONG THE INTERIOR SKID ARE ORIENTED PERPENDICULAR TO THE SKID.
2. PIERS SHALL TYPICALLY BE 8"x16" CONCRETE BLOCKS, DRY STACKED TO A MAXIMUM HEIGHT OF 3 FEET. CORNER PIERS OVER 16" TALL SHALL BE DOUBLE STACKED CONCRETE BLOCKS. TIE DOUBLE STACKED BLOCKS BY ALTERNATING THE DIRECTION OF BLOCKS ON EACH ROW. TREATED LUMBER WITH A MINIMUM BEARING AREA OF APPROXIMATELY 128 SQUARE INCHES MAY BE USED FOR PIERS LESS THAN 12" HIGH.
3. DERKSEN PORTABLE BUILDINGS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF SITE CONDITIONS ARE SUITABLE TO SUPPORT THE STRUCTURE.
4. PIERS SHOWN ON SHEET S-1 ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. THE PIER LAYOUT MAY BE ADJUSTED AS NEEDED BASED ON SITE CONDITIONS, PROVIDED THAT THE MAXIMUM SPACING SHOWN IS NOT EXCEEDED.



# LOFTED BARN--COLORADO--IBC 2021

PROJECT NO:  
DATE: 02-28-2024  
DRAWN BY: KLN  
CHECKED BY: KLN  
REVISION:

SHEET NUMBER  
**S-0**  
SCALE:



PIER SPACING SCHEDULE	
BLDG WIDTH	MAX SPACING
UP TO 14'-0"	6'-0"
16'-0"	5'-0"

BUILDING TIE-DOWN TO BE INSTALLED BY THE CUSTOMER. REFER TO NOTES ON S-0. THE QUANTITY OF TIE-DOWNS SHOWN ON THIS PLAN ARE CONCEPTUAL AND MAY NOT REFLECT THE ACTUAL REQUIRED QUANTITY. SEE THE SCHEDULE ON SHEET S-2 FOR THE REQUIRED TIE-DOWN QUANTITY AND LOAD RATING BASED ON THE BUILDING LENGTH (TYP)

FLOOR FRAMING PLAN



2-28-24

# LOFTED BARN--COLORADO--IBC 2021

PROJECT NO:  
DATE: 02-28-2024  
DRAWN BY: KLN  
CHECKED BY: KLN  
REVISION:

SHEET NUMBER  
**S-1**  
SCALE: NOT TO SCALE

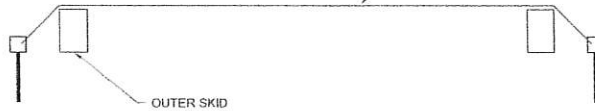
### UPLIFT ANCHORAGE SCHEDULE

BLDG LENGTH	8' WIDE BLDGS		10' WIDE BLDGS		12' WIDE BLDGS		14' WIDE BLDGS		16' WIDE BLDGS	
	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY
8'-0"	2	450#	-	-	-	-	-	-	-	-
10'-0"	2	500#	2	500#	-	-	-	-	-	-
12'-0"	3	400#	2	550#	2	450#	-	-	-	-
14'-0"	3	500#	3	450#	2	550#	2	550#	-	-
16'-0"	3	550#	3	500#	3	400#	3	400#	2	500#
18'-0"	4	450#	3	550#	3	450#	3	450#	3	400#
20'-0"	4	500#	4	500#	3	500#	3	500#	3	450#
22'-0"	-	-	4	550#	3	550#	3	550#	3	500#
24'-0"	-	-	4	550#	4	450#	4	450#	3	500#
26'-0"	-	-	5	500#	4	500#	4	500#	4	450#
28'-0"	-	-	5	550#	4	550#	4	550#	4	450#
30'-0"	-	-	5	550#	4	550#	4	550#	4	500#
32'-0"	-	-	-	-	5	500#	5	500#	4	550#
34'-0"	-	-	-	-	5	500#	5	500#	4	550#
36'-0"	-	-	-	-	5	550#	5	550#	5	500#
38'-0"	-	-	-	-	5	550#	5	550#	5	500#
40'-0"	-	-	-	-	6	500#	6	500#	5	550#

#### NOTES:

- 1) TIE-DOWNS AND ANCHORS ARE TO BE SUPPLIED AND INSTALLED BY THE CUSTOMER. DERKSEN PORTABLE BUILDINGS IS NOT RESPONSIBLE FOR THE TIE-DOWN SYSTEM. REFER TO NOTE SHEET S-0.
- 2) THE SCHEDULE INDICATES THE RECOMMENDED NUMBER OF BUILDING TIE-DOWNS TO BE INSTALLED BY THE CUSTOMER. EACH TIE-DOWN SYSTEM SHALL HAVE AN ANCHOR AT EACH END. EACH TIE-DOWN COMPONENT IS TO BE RATED FOR AT LEAST THE CAPACITY SHOWN IN THE SCHEDULE.
- 3) AT A MINIMUM, PROVIDE A TIE-DOWN NEAR EACH END OF THE BUILDING. REMAINING TIE-DOWNS (IF REQUIRED) SHOULD BE EVENLY SPACED ALONG THE ENTIRE LENGTH OF BUILDING.

BUILDING TIE-DOWN W/ (2) ANCHORS  
TO BE INSTALLED BY CUSTOMER.  
(NOT PROVIDED BY DERKSEN)



## LOFTED BARN--COLORADO--IBC 2021

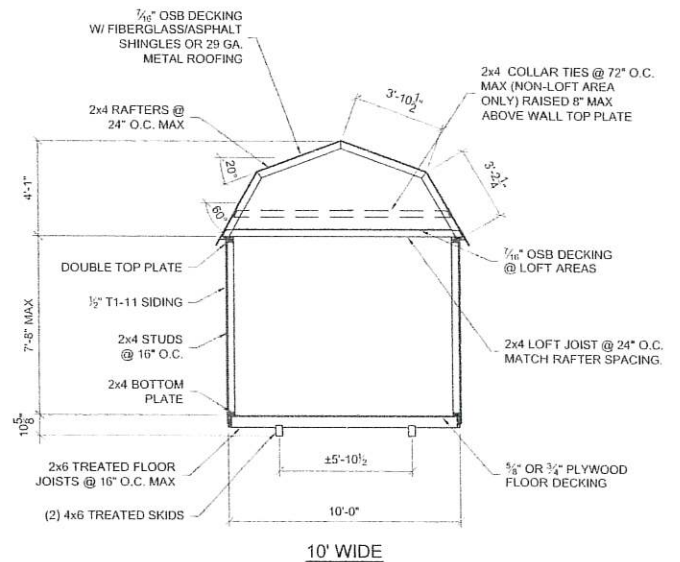
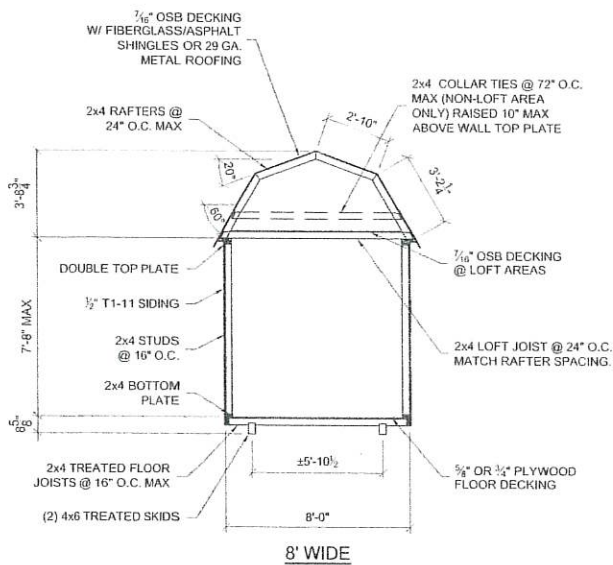
PROJECT NO:	
DATE:	02-28-2024
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

S-2

SCALE: NOT TO SCALE





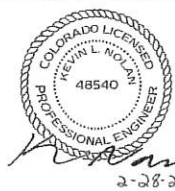
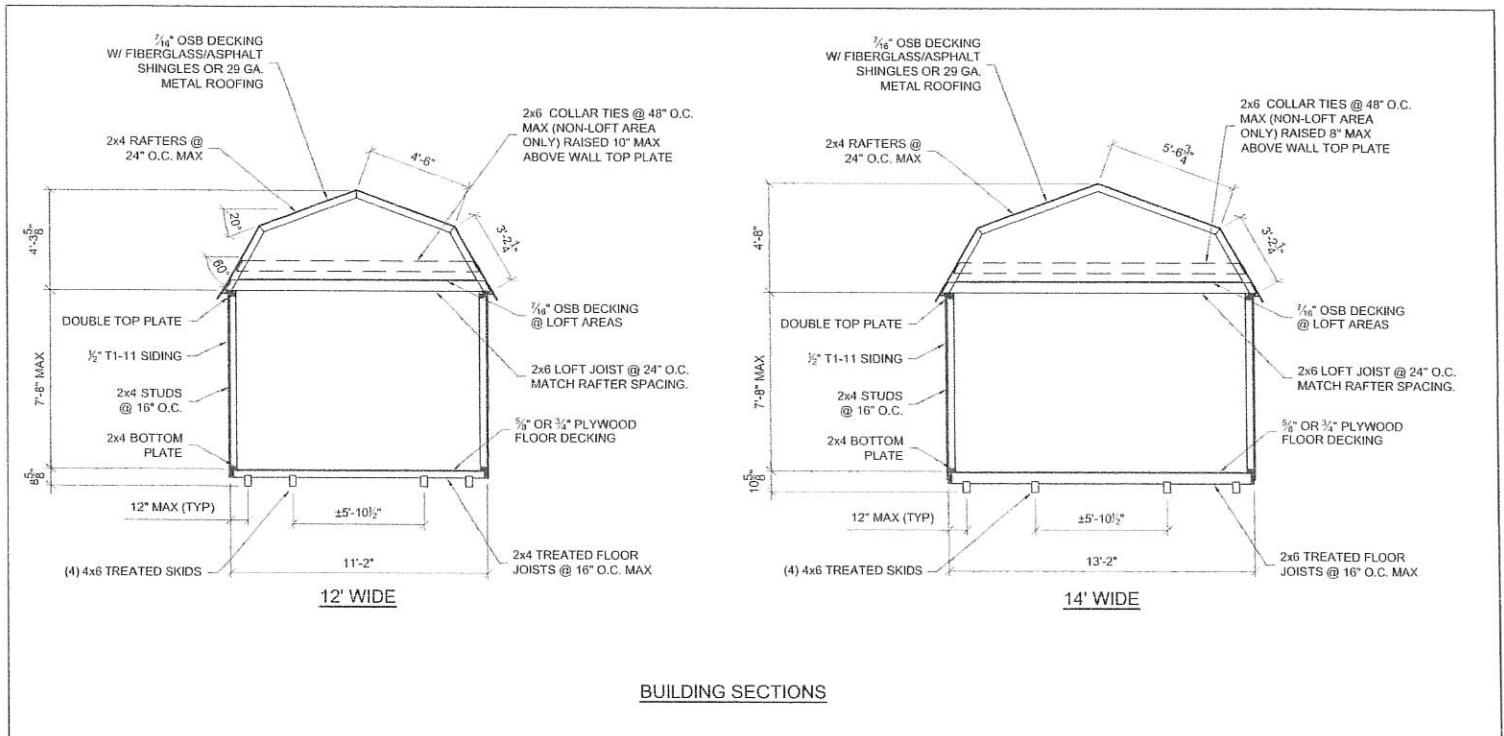
BUILDING SECTIONS



# LOFTED BARN--COLORADO--IBC 2021

PROJECT NO:	
DATE:	02-28-2024
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

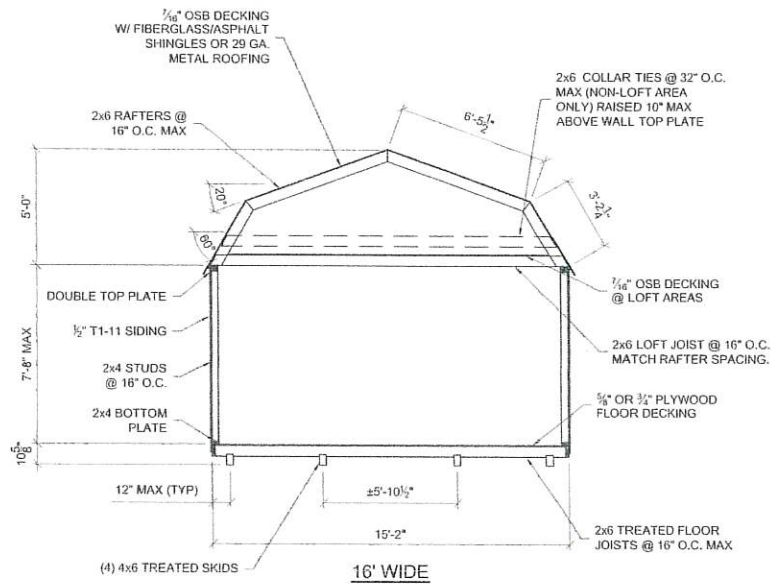
SHEET NUMBER
<b>S-30</b>
SCALE: 1/4" = 1'-0"



# LOFTED BARN--COLORADO--IBC 2021

PROJECT NO:	
DATE:	02-28-2024
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
<b>S-31</b>
SCALE: 1/4" = 1'-0"



BUILDING SECTION



2-28-24

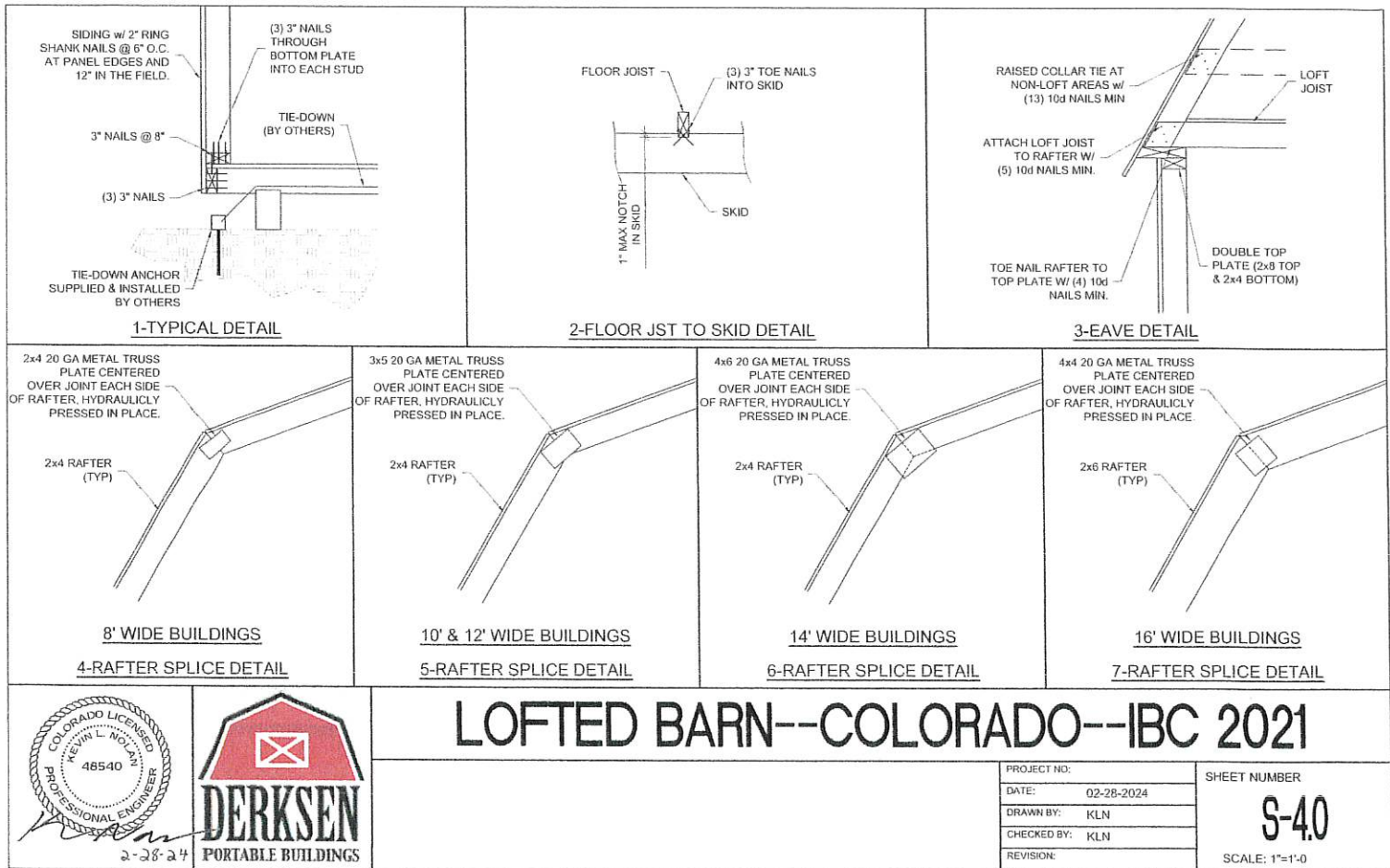


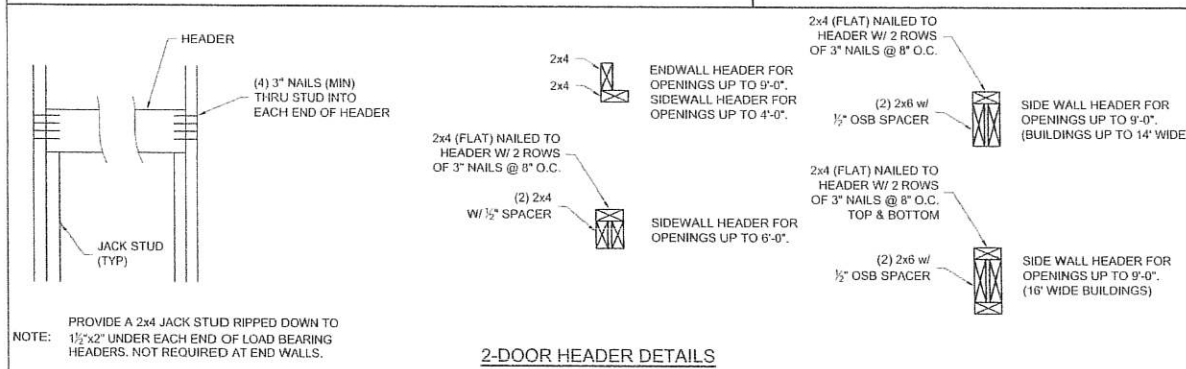
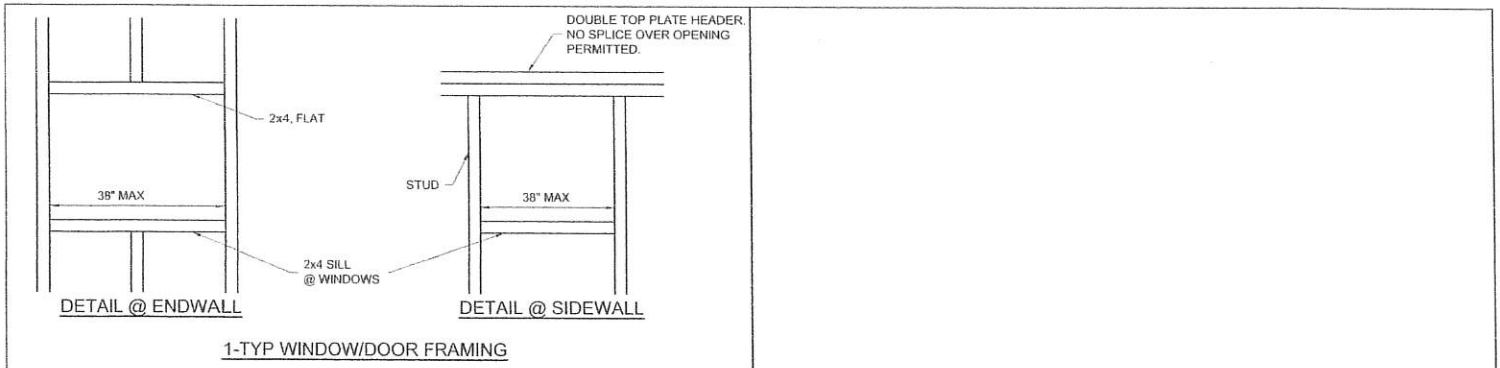
# LOFTED BARN--COLORADO--IBC 2021

PROJECT NO:	
DATE:	02-28-2024
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
<b>S-3.2</b>
SCALE: 1/4" = 1'-0"







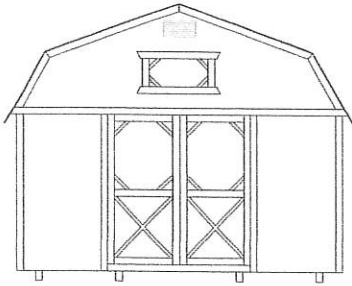
# LOFTED BARN--COLORADO--IBC 2021

PROJECT NO:	
DATE:	02-28-2024
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

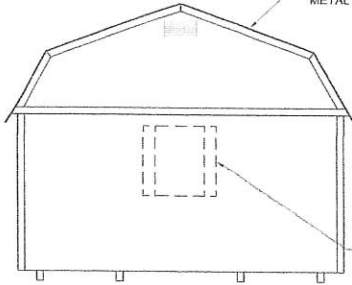
S-4.1

SCALE: 1"=1'-0"



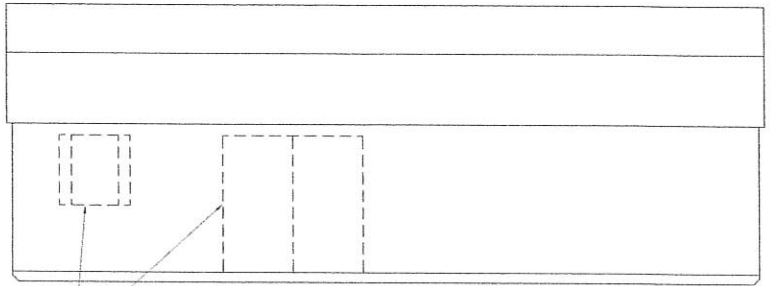
FRONT ELEVATION

FIBERGLASS/ASPHALT  
SHINGLES OR 29 GA.  
METAL ROOFING



REAR ELEVATION

OPTIONAL DOOR OR WINDOW.  
LOCATIONS VARY PER CUSTOMER.



DOOR AND WINDOW LOCATIONS  
VARY PER CUSTOMER.

SIDE ELEVATION

NOTE:  
WINDOWS, DOORS, AND TRIM SHOWN ARE CONCEPTUAL. ACTUAL WINDOW, DOOR, AND TRIM  
MAY VARY PER CUSTOMER REQUEST.



2-28-24



# LOFTED BARN--COLORADO--IBC 2021

PROJECT NO:  
DATE: 02-28-2024  
DRAWN BY: KLN  
CHECKED BY: KLN  
REVISION:

SHEET NUMBER

S-5

SCALE: NOT TO SCALE

Newton - C (Utah)

## Mapping

**Ticket:** A051630131 **Revision:** 00A

**State:** UT **County:** DUCHESNE **Place:** DUCHESNE

**Address:** 110 **Street:** S 200 E

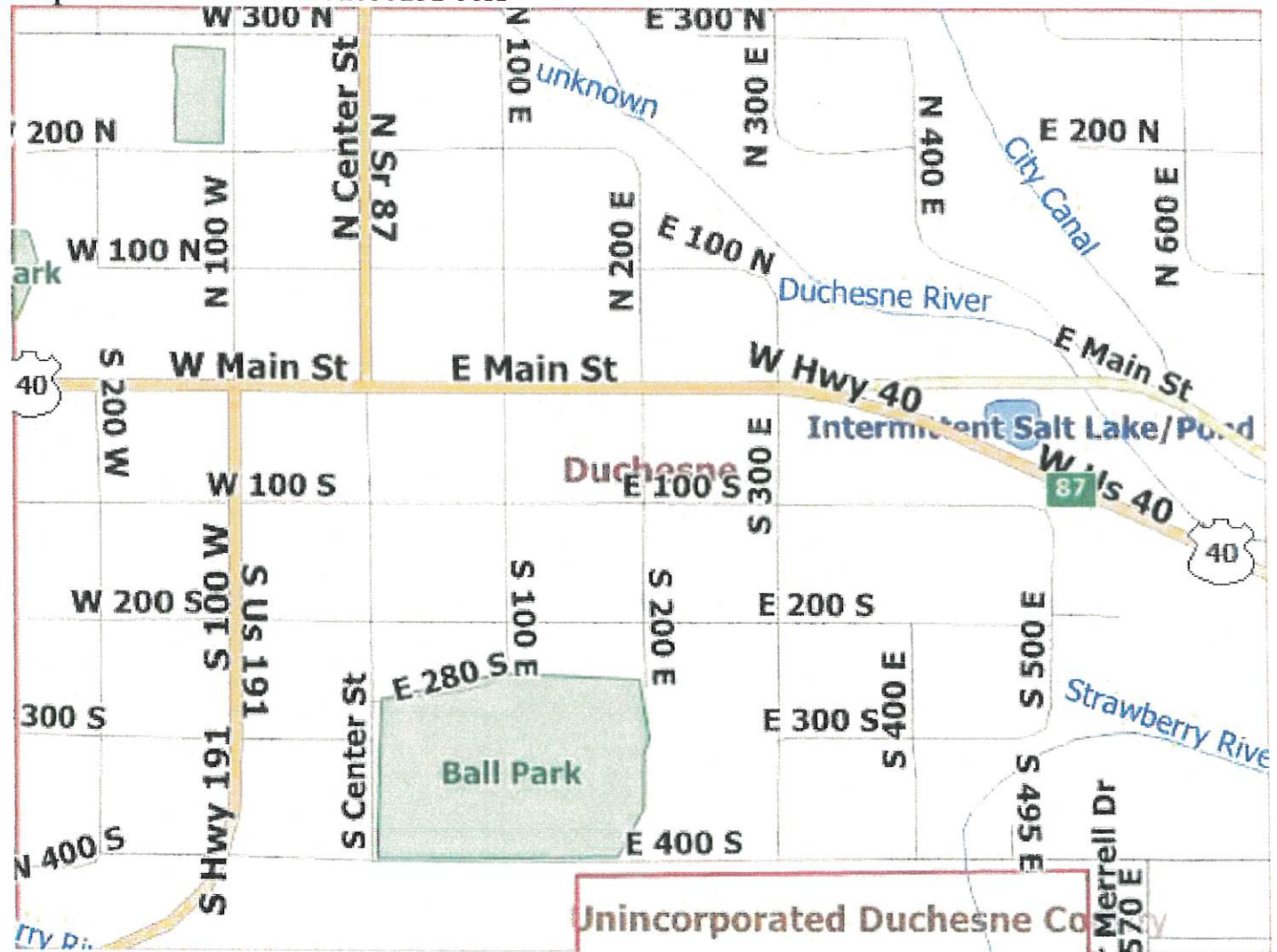
**Grids:** 4009A11023A, 4009B11023A

**Location:** MARK THE ENTIRE LOT.

[Click for Full Ticket](#)

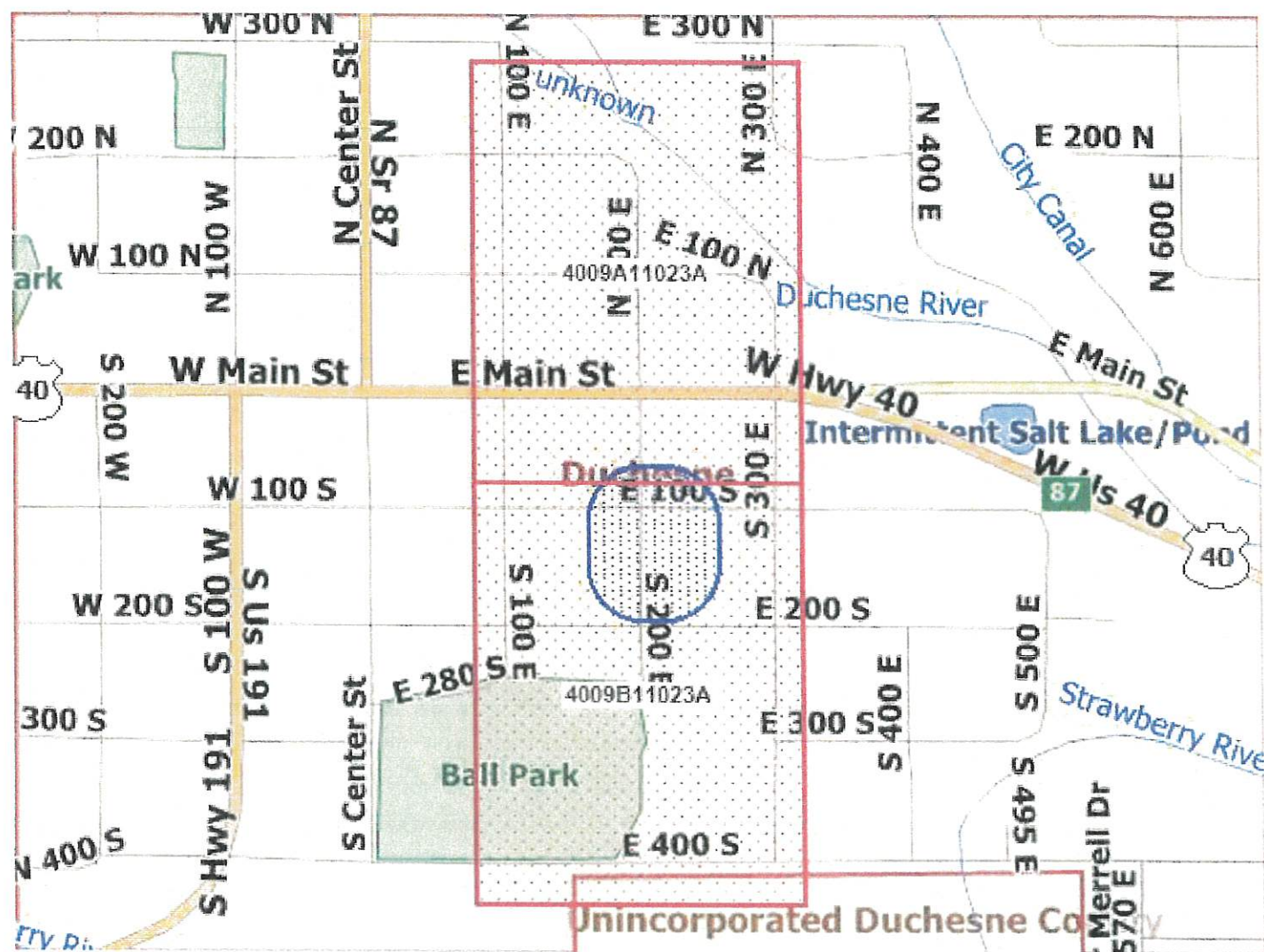
[Click for Positive Response Info](#)

Map view for ticket A051630131-00A



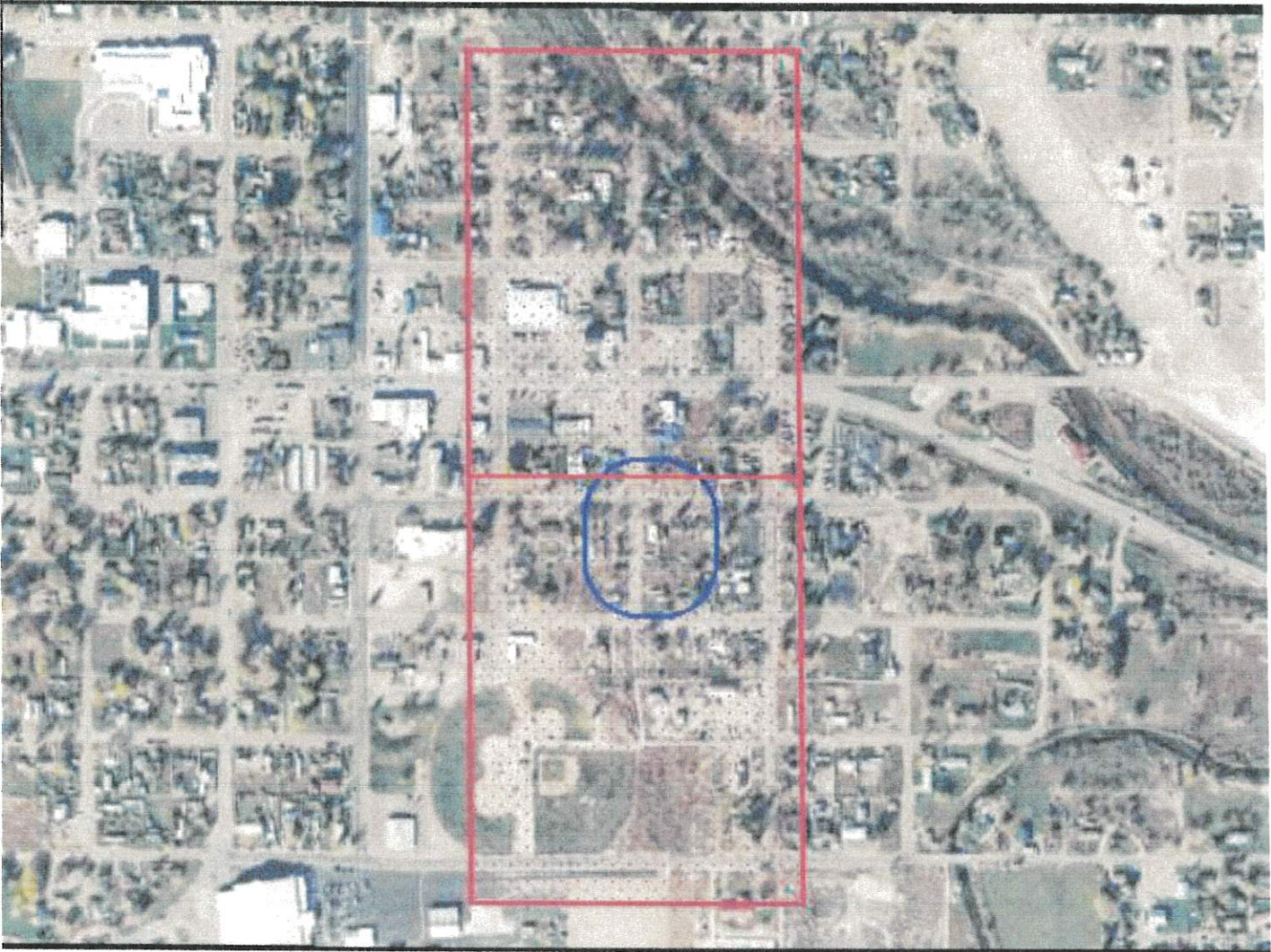
Work area view for ticket A051630131-00A







Ortho view for ticket A051630131-00A



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© Norfield Development Partners

Newtin - C (Utah)

## Response Display

Ticket A051630131

Ticket	Revision	Address	Street	Cross street	Company
A051630131	Latest revision: 00A	110	S 200 E		MELISSA BUSHMAN

Code	Name	Response	Description	Responded	Revision	URL	Comments
QGCUT	ENBRIDGE GAS UTAH	200	MARKED	06/12/25 14:48:09	00A		
STRATA	STRATA NETWORKS	200	MARKED	06/12/25 08:41:17	00A		

Members who haven't responded

Code	Name
DC	DUCHESNE CITY
MLEA	MOON LAKE ELECTRIC ASSOCIATION

Thank you for contacting Blue Stakes of Utah 811! This is an automated electronic positive response (EPR) confirmation for the locate request ticket number listed below. It contains the EPR responses from the member facility operators who received notice of your excavation.

EPR is voluntary for facility operators in Utah. An EPR code of "999 - VOLUNTARY ELECTRONIC POSITIVE RESPONSE (EPR) NOT POSTED BY MEMBER FACILITY OPERATOR" will be applied to the locate request if no voluntary EPR response is posted by the member facility operator. A 999 EPR code on the Locate Request means that the member facility operator did not post a response through EPR at this time. Please confirm if markings are present on site or have been cleared by the member facility operator before submitting a No Response Notice (NRSP) due to this 999 EPR code.

For your safety, please respect and protect the marks, excavate carefully around the marked facility lines, and contact Blue Stakes if you are concerned there may be unmarked facilities.

For additional information about EPR visit:

<https://www.bluestakes.org/epr/>



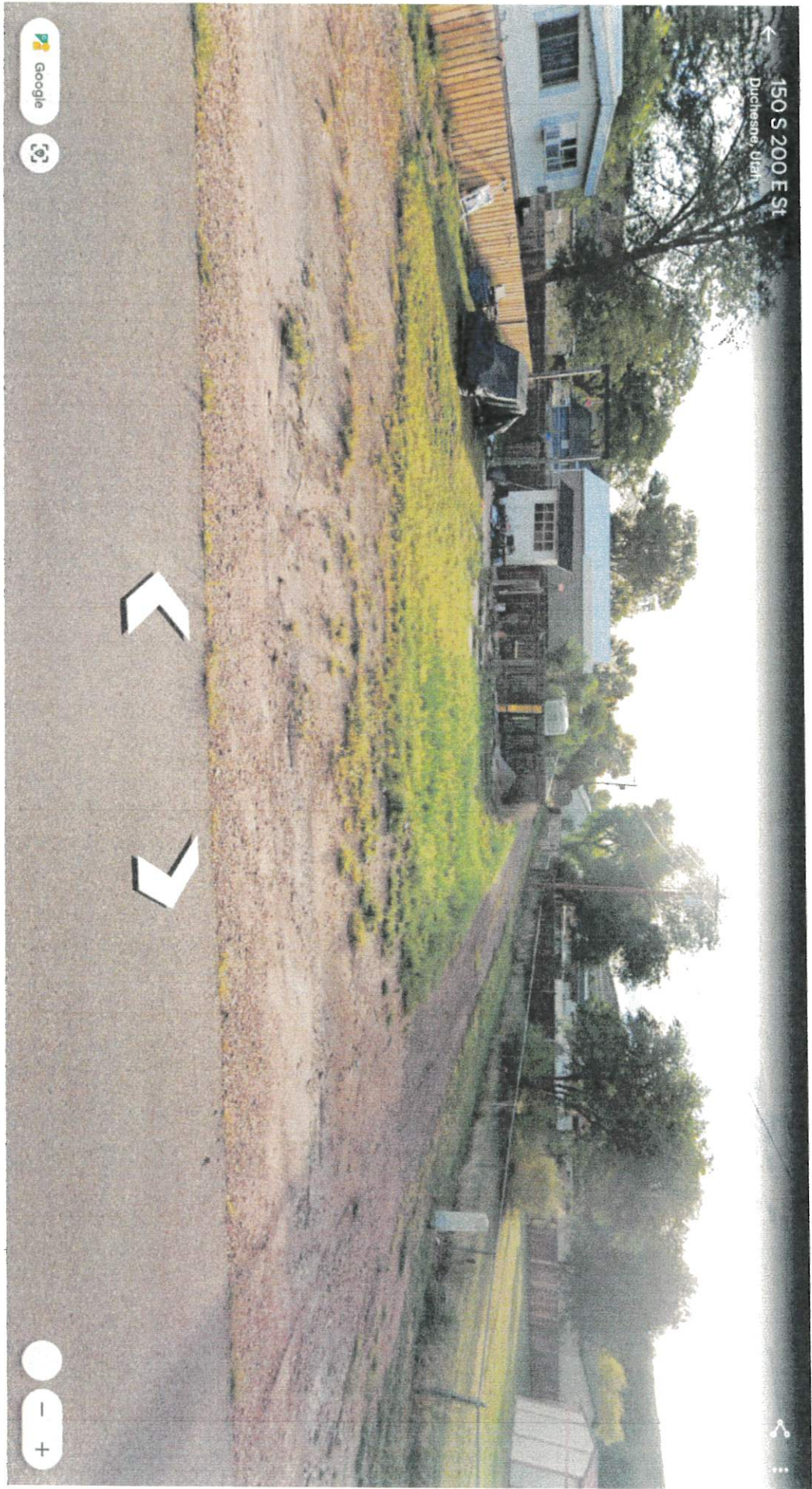


## Electronic Positive Response (EPR) Codes

CODE	RESPONSE CODE DESCRIPTION
000*	NO RESPONSE - FACILITY OPERATOR HAS NOT YET POSTED A RESPONSE
100	CLEAR - NO CONFLICT
200	MARKED
201	MARKED – UP TO PRIVATELY OWNED FACILITY – CONTACT PRIVATE FACILITY OWNER FOR LOCATE
202	MARKED – HIGH PROFILE FACILITY – FACILITY OPERATOR REQUESTS TO BE PRESENT FOR EXCAVATION
203	MARKED – AT TIME OF MEET
204	MARKED – ABANDONED FACILITIES MAY BE IN AREA
205	MARKED/COMPLETED – VISIBLE OR EXPOSED FACILITY – CONTACT FACILITY OPERATOR IF CROSSING
300	NOT MARKED – INCORRECT ADDRESS INFORMATION – NEW LOCATE REQUEST NEEDED
301	NOT MARKED – NO RESPONSE FROM EXCAVATOR REGARDING QUESTIONS
302	NOT MARKED – RESTRICTED OR NO ACCESS – FENCE, ANIMAL, ETC
303	NOT MARKED – SITE NOT PRE-MARKED AS INDICATED ON LOCATE REQUEST
304	NOT MARKED – EXCAVATOR NO SHOW FOR MEET
400	ONGOING – CURRENTLY WORKING WITH EXCAVATOR
401	ONGOING – FACILITY OPERATOR HAS QUESTIONS – WILL CONTACT THE EXCAVATOR DIRECTLY
402	ONGOING – EXTENUATING CIRCUMSTANCES EXIST – WILL CONTACT THE EXCAVATOR DIRECTLY
777*	AUTO RESPONSE – NO RESPONSE REQUIRED
888*	AUTO RESPONSE - LOCATE REQUEST HAS BEEN CANCELLED
999*	VOLUNTARY ELECTRONIC POSITIVE RESPONSE (EPR) NOT POSTED BY MEMBER FACILITY OPERATOR

\* System Response Code is used by Blue Stakes only





← 150 S 200 E St  
Duchesne, Utah

Google



— +

Google 100% Data attribution Sep 2024

Camera: 1,680 m







← 110 S 200 E St  
Duchesne, Utah



Google 100% Data attribution Sep 2024

Camera 1,680 m







DUCHEсне CITY  
LAND USE APPLICATION

JUL 16 2025

Duchesne City

PLACEMENT ON THE PLANNING AGENDA REQUIRES A COMPLETE APPLICATION. A COMPLETE APPLICATION CONSISTS OF: COMPLETED FORM, FEES, PLATS, DRAWINGS, & SUPPLEMENTS ETC., AS OUTLINED BY THE SUBDIVISION & ZONING ORDINANCE.

Type of Request:	Fee		
Subdivision Plat			
Preliminary Plat	# of lots	\$25.00 per lot	\$
Final Plat	# of lots	\$25.00 per lot	\$
Conditional Use Permit		\$150.00	\$
✓ Variance from ordinance Board of Adjustment		\$150.00	\$
Zone Change/Plan Amendment		\$200.00	\$
Amended Plat		\$200.00	\$
Total			\$ 150.00

Project Name: HOME OF RICHARD & MELISSA BUSHMAN / GRANY PAD

Applicant: GRANY PAD

Address: 1105 200E Phone #: \_\_\_\_\_

Property Owner(s): Richard & Melissa Bushman

Address: 1105 200 E DUCHESNE Phone #: 435 315-6520

Location/Legal Description: GRANY PAD Dwelling

Nature of Request: VARIANCE FOR LOT PLACEMENT OF Building

Current Land Use: VACANT LOT NEXT TO OUR HOME

Proposed Land Use: GRANY PAD

Date of Planning & Zoning Decision: \_\_\_\_\_

The above said applicant for himself (herself) or through his (her) agent hereby agrees to be bound by all provisions of the ordinances, of Duchesne City and to strictly comply with the terms thereof. He (she) further represents that all information provided as part of this application is, to the best of his (her) knowledge, true and correct.

Signature: Richard Bushman Date: 7/14/25

Adopted 06-08

# Duchesne City

## Zoning Ordinance Variance Request

NAME: Richard & Melissa Bushman DATE: 7/14/25

ADDRESS: 1105 200<sup>E</sup> DUCHESNE PHONE: \_\_\_\_\_

LOCATION OF PROPERTY: SAME AS ADDRESS

LEGAL DESCRIPTION: GRANU PAD DWELLING NEXT TO HOME

ZONING DESIGNATION: \_\_\_\_\_

VARIANCE REQUESTED: Would like to discuss PLACEMENT  
of Building on lot AT MONDAY NIGHT  
Meeting 7/21/25 12' INSTEAD OF 20' on Alley SIDE  
ASKING For 12'

APPLICANT'S SIGNATURE: Richard Bushman

RECOMMENDATION OF ZONING COMMITTEE: Setback + ADU Ordinance

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING COMMITTEE CHAIRMAN'S SIGNATURE: \_\_\_\_\_

ACTION OF CITY COUNCIL: ADU Ordinance

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MAYOR'S SIGNATURE: \_\_\_\_\_

ACTION OF BOARD OF ADJUSTMENT: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BOARD OF ADJUSTMENT CHAIRMAN'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

### 10-6A-3: AREA, WIDTH, LOCATION AND HEIGHT REQUIREMENTS:

- A. Area: An area of not less than seven thousand five hundred (7,500) square feet shall be designated and maintained for each dwelling and uses accessory thereto; except that for churches, there shall be a minimum area of one acre.
- B. Width: The minimum width of any building site for a dwelling or other main building shall be fifty feet (50'), measured at a distance of thirty feet (30') back from the front lot line. (Ord. 93-3, 9-1-1993; amd. Ord. 07-1, 3-13-2007)
- C. Location:
1. ☒ Front Setback: All sight restrictive buildings, walls, fences or hedges more than three feet (3') in height shall be set back at least twenty feet (20') from the front lot line. The minimum setback for accessory buildings shall be twelve feet (12') in the rear of the main building; except, that the front setback for accessory buildings having a side yard of not less than eight feet (8') shall be the same as for main buildings. Where no main building exists on a lot, accessory buildings shall be located at least sixty six feet (66') from the front lot line. (Ord. 93-3, 9-1-1993; amd. Ord. 12-2, 4-10-2012)
  2. Side Setback:
    - a. All sight restrictive dwellings and other main buildings shall be set back from the side property line a distance of at least eight feet (8'), and the total distance of the two (2) side setbacks shall be at least twenty feet (20'); except, that churches shall have a side setback of twice these amounts. The minimum side setback for accessory buildings shall be the same as for main buildings, except that no side setback shall be required for accessory buildings when said buildings are located more than eighty feet (80') from the front lot line and at least twelve feet (12') in the rear of the main building. (Ord. 93-3, 9-1-1993; amd. Ord. 07-1, 3-13-2007)
    - b. On corner lots the minimum side setback from the street for all buildings, walls, fences or hedges more than three feet (3') in height, shall be not less than twenty feet (20'). (Ord. 93-3, 9-1-1993)
  3. Rear Setback: All dwellings and other main buildings shall be set back from the rear property line a distance of at least twenty feet (20'), and for accessory buildings there shall be no setback requirement; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer to the rear property line than eight feet (8'). (Ord. 93-3, 9-1-1993; amd. Ord. 12-2, 4-10-2012)
- D. Height: The maximum height of any dwelling shall be thirty feet (30'), and the minimum height of any dwelling shall be eight feet (8'). Chimneys, flagpoles, television antennas, church towers and similar structures not used for human occupancy are excluded in determining height. (Ord. 93-3, 9-1-1993)