

DATE SUBMITTED: 8/29/89

PERMIT # 33856

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1528 Crest View Ct

SQ. FT. OF BLDG: 2373

SUBDIVISION: Crest View

SQ. FT. OF LOT: 11,457

FILING # _____ BLK # _____ LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-013-07-020

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

PROPERTY OWNER: Sun King Mgmt. Corp

USE OF ALL EXISTING BUILDINGS: None

ADDRESS: P.O. Box 3299 GJ.

PHONE: 245-9173

DESCRIPTION OF WORK AND INTENDED USE: New Single-Family Residence

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: PRF

FLOODPLAIN: YES _____ NO

SETBACKS: F 15' S ~~10'~~ R 10'
between lots

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 10

PARKING SPACES REQ'D: _____

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: *Min. 12'
between dwelling structure on side yard

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8/29/89

APPROVED BY: Alma Wertz

[Signature]
SIGNATURE

NOTES

TABLE NO. 25-Q - NAILING SCHEDULE

Description	Quantity
1. Nail to sill or gable, usual	2.50
2. Bridging to joist, usual each end	2.50
3. 1" x 4" nail to joist on each side, floor and	2.50
4. Wide trim 1" x 4" nail to joist, floor and	2.50
5. 2" x 4" nail to joist or gable, floor and	2.50
6. Nail plate to joist or blocking, floor and	2.50
7. Dry plate to stud, floor and	2.50
8. Stud to plate	2.50
9. Double stud, floor and	1.00
10. Double top plate, floor and	1.00
11. Top plate, top and intersections, floor and	2.50
12. Common rafter, two pieces	1.00
13. Ceiling joist to plate, usual	2.50
14. Common rafter to stud, usual	2.50
15. Ceiling joist, top and intersections, floor and	2.50
16. Ceiling joist to parallel rafter, floor and	2.50
17. Rafter to plate, usual	2.50
18. Floor joist to stud plate, floor and	2.50
19. 1" x 4" blocking to joist on each side, floor and	2.50
20. Wide trim 1" x 4" blocking to joist on each side, floor and	2.50
21. Built-up corner stud	1.00
22. Built-up gable end section	2.00
23. 2" x 4" plate	1.00
24. Plywood and sheathing	6.00
25. Panel blocking	1.00
26. Sheathing	1.00

WOOD CONSTRUCTION:
 CODES AND REFERENCE:
 AMERICAN INSTITUTE OF CONSTRUCTION (A.I.C.)
 AMERICAN PLYWOOD ASSOCIATION (APA)
 U.S. PRODUCT STANDARD (PS)
 NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA)
 TRUS-JOIST CORPORATION
 UNIFORM BUILDING CODE 198 EDITION (UBC)
 CRITERIA DESIGN STRESSES
 LIGHT FRAMING AND STUDS
 (MIN-FIR, STUD GRADE) ----- Fb=650/725 PSI
 E=1,200,000 PSI
 SILL PLATES
 (MIN-FIR, STD. & BTR.) ----- Fb=747/550 PSI
 E=1,200,000 PSI
 STRUCTURAL LIGHT FRAMING
 (MIN-FIR, NO. 2 OR BETR.) ----- Fb=1000/1150 PSI
 E=1,400,000 PSI
 BEAMS & STRINGERS
 (NO. 1 OR BTR.) ----- Fb=1450 PSI
 POST AND TIMBERS
 (NO. 1 OR BTR.) ----- Fb=1200 PSI
 GLUE LAMINATED LUMBER
 (CORR. 24-7, 1-8 E) ----- Fb=2400 PSI
 MICRO-LAMS
 FLEXURAL STRESS ----- Fb=2800 PSI
 SHEAR, SHEAR PERP.
 TO GLUE LINE ----- 285 PSI
 COMP. PERP. TO GRAIN
 PARALLEL W/ GLUE LINE ----- 500 PSI
 MODULUS OF ELASTICITY ----- 2,000,000 PSI

GENERAL FRAMING NOTES
 1. PROVIDE MIN. (2) 2X HEADERS OVER ALL DOOR AND WINDOW OPENINGS UNLESS OTHERWISE NOTED.
 2. PROVIDE MIN. (1) 2X TRIM STUD UNDER EACH END ALL BEAMS, HEADERS UNLESS OTHERWISE NOTED.
 3. PROVIDE MIN. JOIST OR SOLID BLOCKING UNDER ALL BEARING POST OR TIMBER. BLOCKING UNDER POST LARGER THAN (2)2X4 MUST BE FULL AREA OF POST.
 4. ALL TRUSSES AND ROOF RAFTERS TO BE TIED TO BEARING WITH ONE (1) SIMPSON 2" x 4" HURRICANE CLIP OR EQUAL.
 5. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE FRAMED @ 16" O.C. WITH DOUBLE TOP AND ONE BOTTOM PLATE. 2X4 STUDS ARE DIMENSIONED AT 34", 2X6 STUDS AT 34".
 6. MULTIPLE HEADERS (3) OR MORE, AND ALL MICRO-LAMS SHALL BE GLUED AND NAILLED TOGETHER. NAILS TO BE (2) RONS 16d NAILS @ 16" O.C. EACH FACE.
 7. ALL DIMENSIONS ARE GIVEN FROM ROUGH STUD FACE TO ROUGH STUD FACE, 2X4 ARE 34", 2X6 ARE 34".
 8. ALL WINDOWS ABOVE GRADE SHALL BE DOUBLE GLAZED. ALL EXTERIOR DOORS OR DOGS LEADING TO UNHEATED AREAS ABOVE GRADE SHALL BE WEATHERSTRIPPED AND SLIDING GLASS DOORS SHALL BE DOUBLE GLAZED.
 9. ALL GRESS OR RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. COORDINATED WITH THE STRUCTURAL ENGINEER OF ANY STRUCTURAL CONCRETE.
 10. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS, EXISTING CONDITIONS AND NOTED ASSUMPTIONS. ANY DEVIATIONS SHALL BE COORDINATED WITH ARCHITECT/ENGINEER OF THIS PROJECT PRIOR TO PROCEEDING WITH RELATED WORK CONCERNING THE DEVIATION.
 11. ALL REQUIRED OPENINGS IN THE WERS OF THE TRUS-JOIST BEAMS SHALL COMPLY WITH THE TRUS-JOIST CORPORATION SPECIFICATIONS.
 12. CLU-LAM AND MICRO-LAM NOTES
 13. ALL CLU-LAM BEAMS SHALL BE MANUFACTURED IN ACCORDANCE WITH "ANSI/AITC, A190.1-1983" USING EXTERIOR GLUE AND SHALL BE SEALED AND BUBBLE WRAPPED. APPEARANCE GRADE AS NOTED.
 14. ALL CONTINUOUS CLU-LAM BEAMS SHALL BEAR THE COMBINATION SYMBOL OF 24F-E12 OR 24F-E13
 15. MICRO-LAMINATED BEAMS SHALL BE MANUFACTURED TO MEET ABOVE SPECIFICATIONS BY "TRUS-JOIST" CORP. OR EQUAL.

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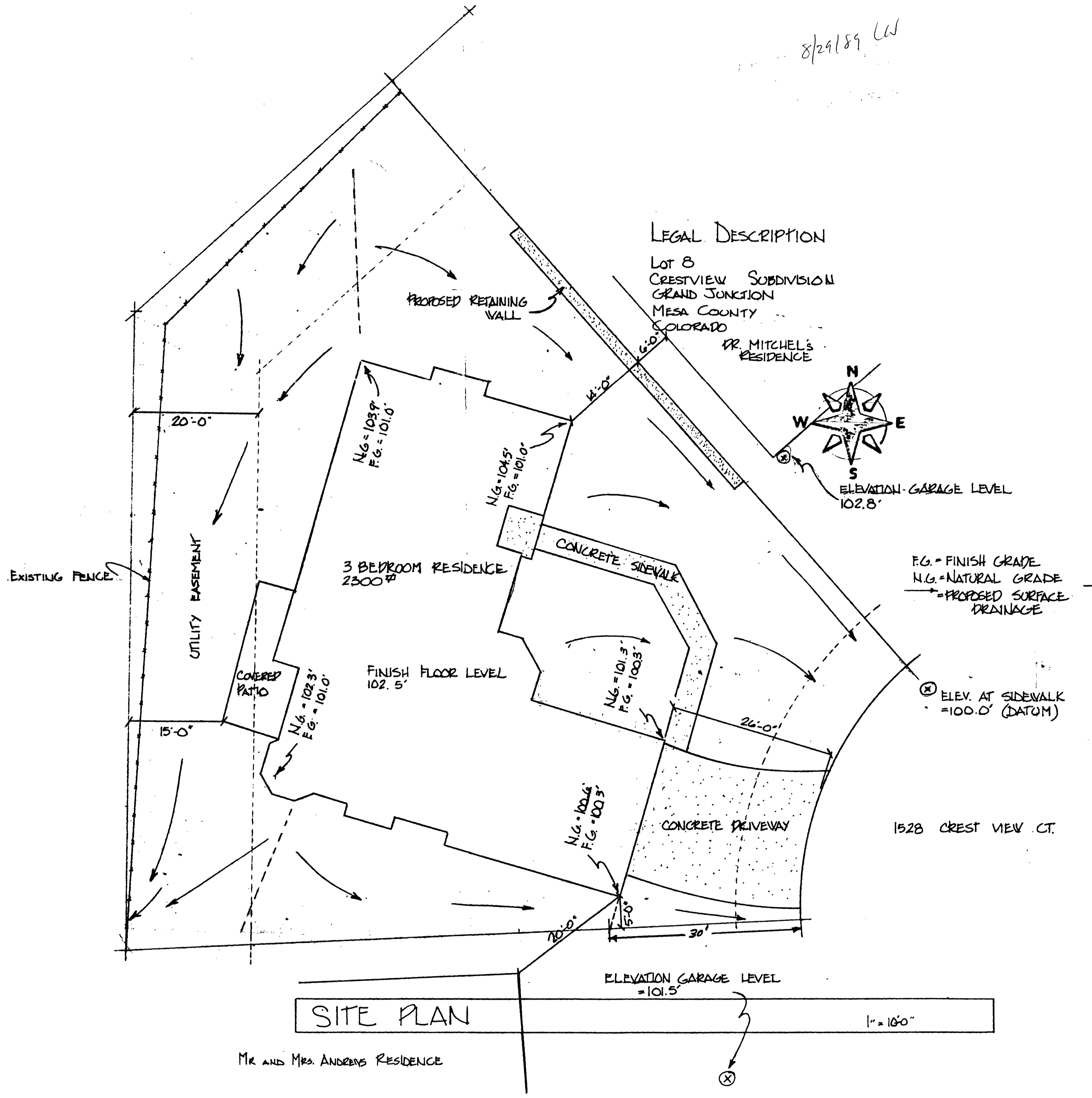
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DALE MILLES ARCHITECT
 DESIGNERS OF LIVING ENVIRONMENTS
 602-889-1818
 26411 N. 4500 ST.
 SCOTTSDALE, ARIZONA 85261

G. H. MOJZ & CUSTOM HOMES
 GRAND JUNCTION, COLORADO
 DIVISION OF ISUN KING MANAGEMENT CORPORATION
 245-9173

MODEL NO. 2220
 ELEVATION
 DRAWN DLM
 CHECKED
 DATE 7/26/89
 SCALE 1"=10'-0"
 REVISIONS
 A-1



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