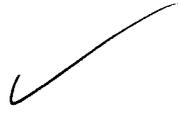


FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 57452

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department



1005-1660-09-9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 627 W Colorado Ave TAX SCHEDULE NO. 2945-154-21-007  
 SUBDIVISION Mobley's Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1152  
 FILING \_\_\_\_\_ BLK 10 LOT 9 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Antonio Pesina NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 585 25 1/2 rd # 43  
 (1) TELEPHONE 248-5418 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ new home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions See file # 77-91 - Flood  
 Maximum Height 32' Plain Permit  
 CENSUS TRACT 9 TRAFFIC ZONE 4B

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 Onestina Pesina Date 8-20-96

Department Approval Marcia Rabideaux Date 8-20-96

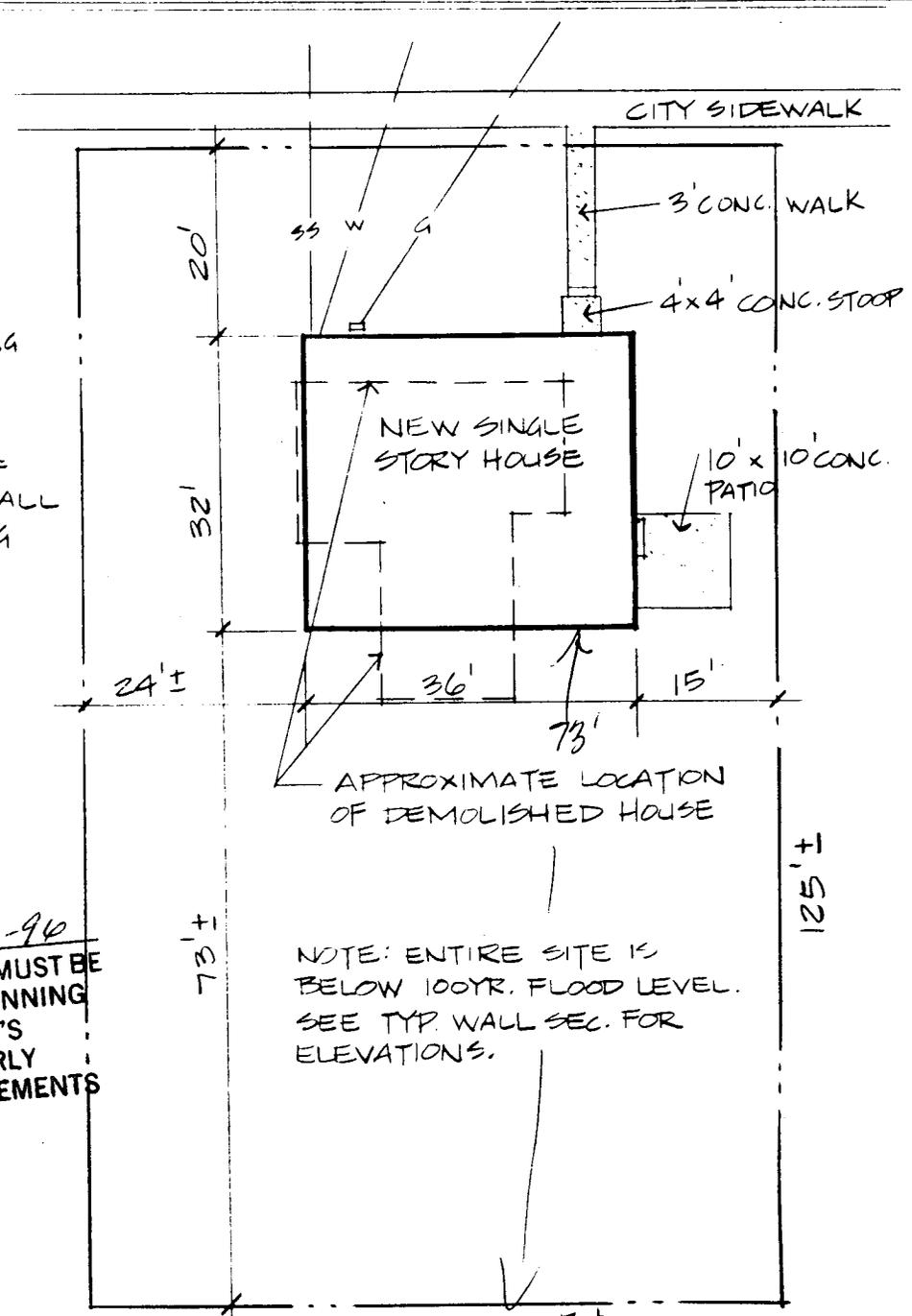
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 1981 Water & Sewer paid

Utility Accounting Willie Fowler Date 8-20-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

W. COLORADO AVE.



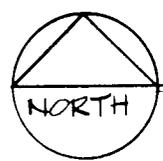
- ASPHALT SHINGLES
- 15 LB. FELT
- 1/2" CDX PLYWD. SHEATHING
- MIN. R-19 INSUL.
- PRE-ENGINEERED ROOF TRUSSES @ 24" OC INSTALL ALL BRIDGING & BLOCKING PER MANUFACTURERS RECOMMENDATIONS
- 1x6 FASCIA
- 3/8" PLYWD. SOFFIT
- 2x2 LEDGER

ACCEPTED MC 8-20-90  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

- 2x4 STUDS @ 16" OC.
- R-11 BATT INSUL.
- 7/16" WAFERBD. SHEATHING
- MASONITE SIDING

NOTE: ENTIRE SITE IS BELOW 100YR. FLOOD LEVEL. SEE TYP. WALL SEC. FOR ELEVATIONS.

ALLEY 75±  
 ADDRESS: 627 W. COLORADO AVE.  
 TAX NO: 2945-154-21-007  
 LEGAL: LOT 9 BLOCK 10  
 MOBLEY SUBDIVISION, GRAND JCT, CO



SITE PLAN

1" = 20'-0"

- 2x8 RIM JOIST
- CRAWL SPACE VENTS PER CODE

↓ ELEV. 4555.5' ± ELEVATION OF