

FEE \$	10.00
TCP \$	—
SIF \$	298.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80202



Your Bridge to a Better Community

BLDG ADDRESS 2285 ~~10~~ Vista ^{Rio} Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1977

TAX SCHEDULE NO. 2945-071-3408 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Vista Del Rio TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING 3 BLK — LOT 18

(1) OWNER Scott & Michelle Arneson NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction

(1) ADDRESS 3113 S. Roode Ct NO. OF BUILDINGS ON PARCEL:
 Before: — After: 1 this Construction

(1) TELEPHONE (970) 523-1368 USE OF EXISTING BUILDINGS —

(2) APPLICANT — DESCRIPTION OF WORK & INTENDED USE new home

(2) ADDRESS — TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) —

(2) TELEPHONE —

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or — from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height — Special Conditions —

CENSUS 1402 TRAFFIC 90 ANN# —

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Michelle Arneson Date 6-11-2001

Department Approval C. Lape Gibson Date 6-12-01

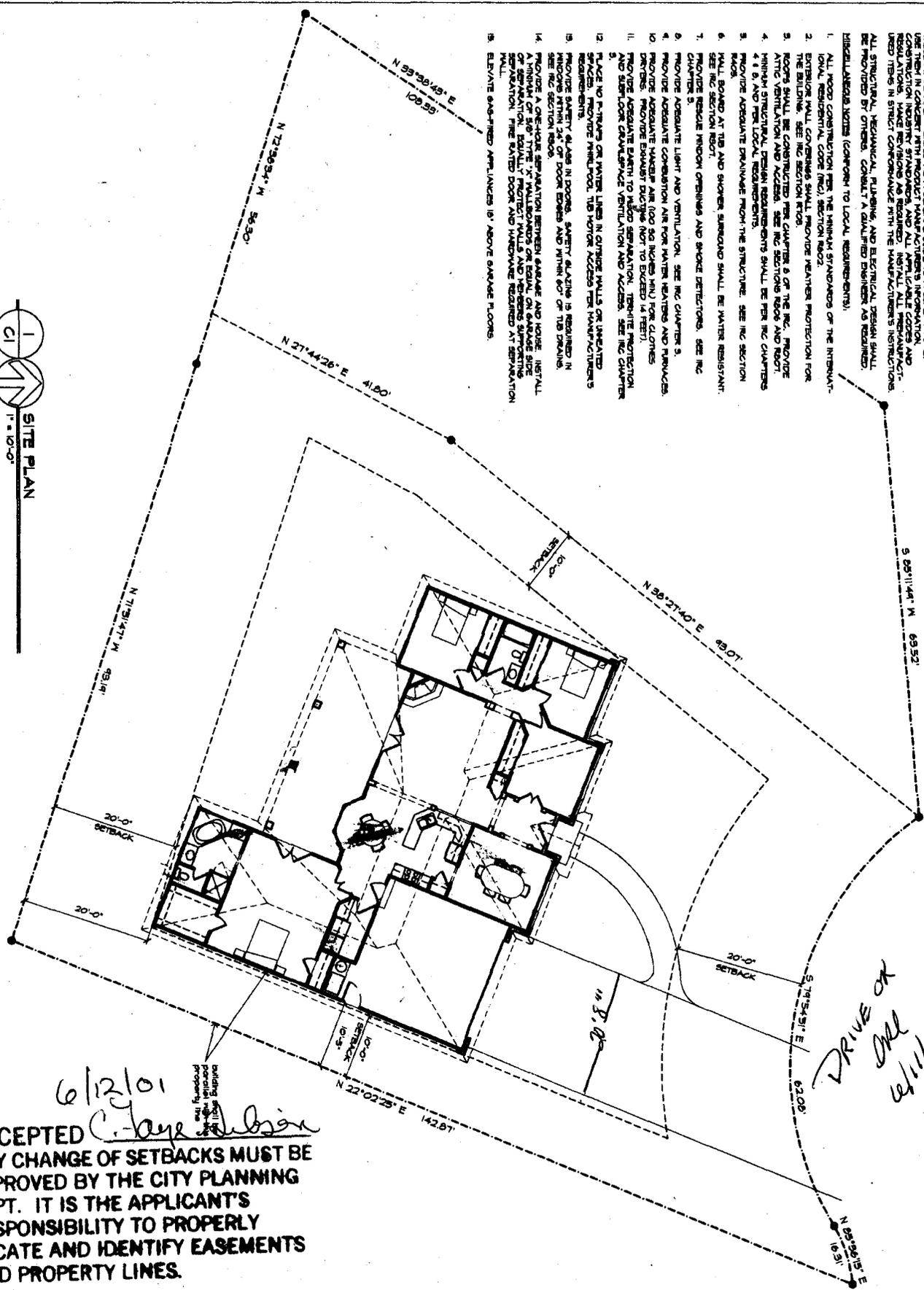
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14028</u>
Utility Accounting <u>Robert Arneson</u>	Date <u>6-12-01</u>		

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)

GENERAL NOTES:

- THESE PLANS ARE INTENDED AS A GENERAL GUIDE TO A QUALITY HOME. THE HOME SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE INTERNATIONAL RESIDENTIAL CONSTRUCTION CODE (IRC), SECTION R302. THE HOME SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE INTERNATIONAL RESIDENTIAL CONSTRUCTION CODE (IRC), SECTION R302. THE HOME SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE INTERNATIONAL RESIDENTIAL CONSTRUCTION CODE (IRC), SECTION R302.
1. ALL WOOD CONSTRUCTION FOR THE MINIMUM STANDARDS OF THE INTERNATIONAL RESIDENTIAL CONSTRUCTION CODE (IRC), SECTION R302.
 2. EXTERIOR WALL COVERINGS SHALL PROVIDE WEATHER PROTECTION FOR THE BUILDING. SEE IRC SECTION R703.
 3. ROOFING SHALL BE CONSTRUCTED PER CHAPTER 8 OF THE IRC. PROVIDE APPROPRIATE VENTILATION PER CHAPTER 8 OF THE IRC.
 4. MINIMUM STRUCTURAL DESIGN REQUIREMENTS SHALL BE PER IRC CHAPTERS 4 & 5, AND PER LOCAL REQUIREMENTS.
 5. PROVIDE APPROPRIATE DRAINAGE FROM THE STRUCTURE. SEE IRC SECTION R405.
 6. WALL BOARD AT TUB AND SHOWER SURROUND SHALL BE WATER RESISTANT. SEE IRC SECTION R702.
 7. PROVIDE RESCUE WINDOW OPENINGS AND SMOKE DETECTORS. SEE IRC CHAPTER 5.
 8. PROVIDE ADEQUATE LIGHT AND VENTILATION. SEE IRC CHAPTER 5.
 9. PROVIDE ADEQUATE COMBUSTION AIR FOR WATER HEATERS AND FURNACES.
 10. PROVIDE ADEQUATE MAKEUP AIR (100 SQ INCHES MIN) FOR CLOTHES DRYERS. PROVIDE EXHAUST DUCTING NOT TO EXCEED 14 FEET.
 11. PROVIDE ADEQUATE EARTH TO WOOD SEPARATION. PROVIDE PROTECTION AND SLOTTED CHANNEL VENTILATION AND ACCESS. SEE IRC CHAPTER 5.
 12. PLACE NO PURSUING OR WATER LINES IN OUTSIDE WALLS OR UNHEATED ATTACHED PORCHES. PROVIDE MINIMUM 18" HORIZONTAL ACCESS FOR WATERWORKERS' REQUIREMENTS.
 13. PROVIDE SAFETY GLASS IN DOORS. SAFETY GLAZING IS REQUIRED IN WINDOWS WITHIN 24" OF DOOR EDGES AND WITHIN 60" OF TUB EDGES. SEE IRC SECTION R703.
 14. PROVIDE A ONE-HOUR SEPARATION BETWEEN GARAGE AND HOUSE. INSTALL A MINIMUM OF 2" TYPE "X" WALLBOARDS OR EQUAL ON GARAGE SIDE SEPARATION. PROVIDE SELF-CLOSING DOOR AND HARDWARE REQUIRED AT SEPARATION WALL.
 15. ELEVATE GAS-FIRED APPLIANCES 18" ABOVE GARAGE FLOORS.



6/12/01
 ACCEPTED *C. Jane Johnson*
 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.

Armeson Residence
 2285 Rio Vista Court
 Grand Junction, CO

DKO
 ARCHITECTURE, P.C.
 Grand Junction, Colorado
 (970)263-7972
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05/10/01
 Project No. 0114
 Drawn by slm
 Sheet No. 1