

FEE \$ 10.00
TCP \$ None
SIF \$ 292.00

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

BLDG PERMIT NO. 87147



Your Bridge to a Better Community

BLDG ADDRESS 2659 I Road SQ. FT. OF PROPOSED BLDGS/ADDITION 1954
 TAX SCHEDULE NO. 2701-261-35-016 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Grand Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1954
 FILING 1 BLK 1 LOT 16 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Quality Mtn Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 13403 Co River Rd Gypsum CO 81637 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970-524-7068 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Walt Gunn TYPE OF HOME PROPOSED:
 (2) ADDRESS 13403 Co River Rd #4 Gypsum CO 81637 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-524-1360 _____ Other (please specify) _____

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 16 TRAFFIC 13 ANNEX# _____

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 [Signature] Date 11-14-02
 Department Approval NA [Signature] Date 11-21-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15570</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/21/02</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)

ACCEPTED *Nishi Nagou 11/21/02*
 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

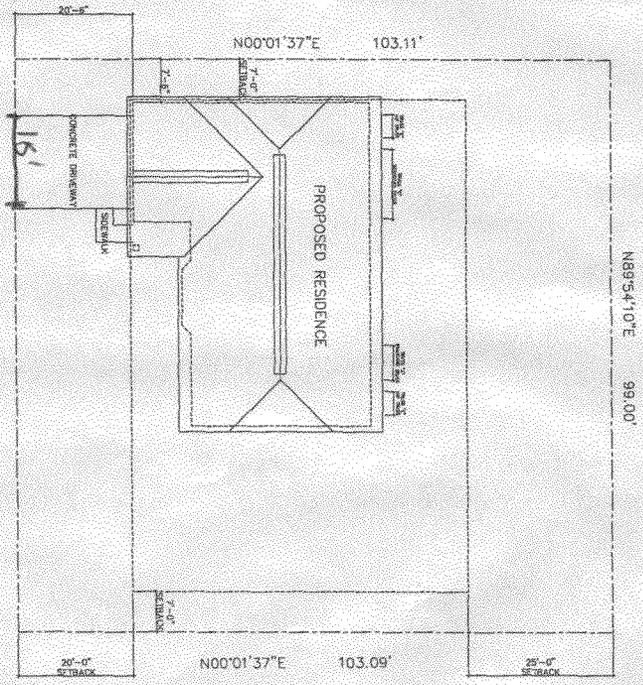
GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH ALL MESA COUNTY CODES AND ORDINANCES, AND THE 2000 INTERNATIONAL RESIDENTIAL CODE (I.R.C.), 1998 INTERNATIONAL ENERGY CODE (I.E.C.), 1999 N.E.C., AND 2000 U.P.C.
2. ALL WORK SHALL BE IN OCCORDANCE WITH ALL OF THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING STUDY BY GEOTECHNICAL ENGINEERING GROUP DATED JUNE 4, 2002.
3. PROVIDE SURFACE DRAINAGE PER THE RECOMMENDATIONS OF THE ABOVE REFERENCED GEOTECHNICAL ENGINEERING STUDY.
4. PROVIDE ATTIC VENTILATION BY ROOF, SOFFIT AND EAVE END VENTS TO MEET THE REQUIREMENTS OF THE I.R.C.
5. PROVIDE UNDER FLOOR VENTILATION IN CRAWL SPACE PER I.R.C.
6. PROVIDE SMOKE DETECTORS (HALLWAY AND BATTERY BACKUP). A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OF AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

PROJECT DESCRIPTION

OCCUPANCY: R-3 RESIDENTIAL, WITH U-1 GARAGE
 TYPE OF CONSTRUCTION: TYPE V-N
 W/ 1-HR CONSTRUCTION AT GARAGE INTERIOR WALLS & CEILING

PROPOSED BUILDING AREA:
 HEATED 1530 S.F.
 UNHEATED 100 S.F.
 TOTAL AREA 1630 S.F.
 LOT AREA: 10,207 SQUARE FEET
 LOT COVERAGE: 2263 SQ. FT.
 LEGAL DESCRIPTION:
 GRAND VISTA SUBDIVISION, FLING 1
 BLOCK 1, LOT 16
 2659 I ROAD



*OK
 LCL
 11/18/02*

SITE PLAN
 1" = 10'-0"



QUALITY MOUNTAIN HOMES
 2659 I ROAD - BLOCK 1, LOT 16

11-6-03

Daylen Henderson

ACCEPTED
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- GENERAL NOTES
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 4. PROVIDE ATTIC VENTILATION BY RIDGE, SOFFIT AND EAVE END VENTS TO MEET THE REQUIREMENTS OF THE I.R.C.
 5. PROVIDE UNDER FLOOR VENTILATION IN CRAWL SPACE PER I.R.C.
 6. PROVIDE SMOKE DETECTORS (HARDWIRE AND BATTERY BACKUP), A DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

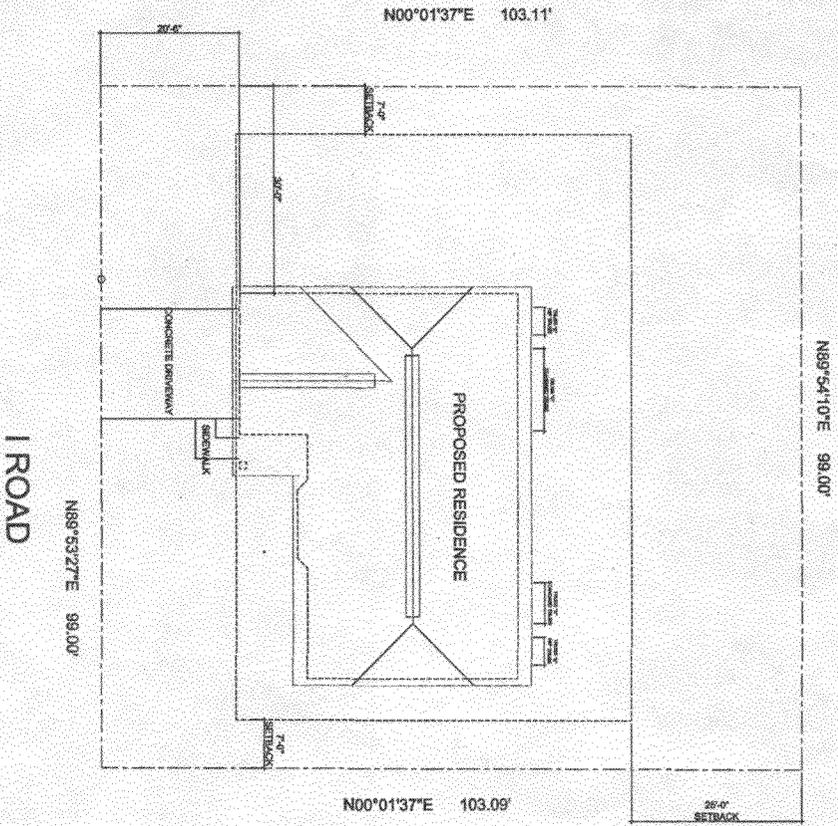
PROJECT DESCRIPTION

OCCUPANCY: R3 RESIDENTIAL WITH U-I GARAGE
 TYPE OF CONSTRUCTION: TYPE V-A
 W/ H-FR CONSTRUCTION AT GARAGE INTERIOR WALLS & CEILING

PROPOSED BUILDING AREA:
 HEATED 1530 S.F.
 GARAGE 424 S.F.
 TOTAL AREA 1954 S.F.

LOT AREA: 10,207 SQUARE FEET
 LOT COVERAGE: 2283 SQ. FT.

LEGAL DESCRIPTION:
 GRAND VISTA SUBDIVISION, PLING 1
 BLOCK 1, LOT 16
 2659 I ROAD

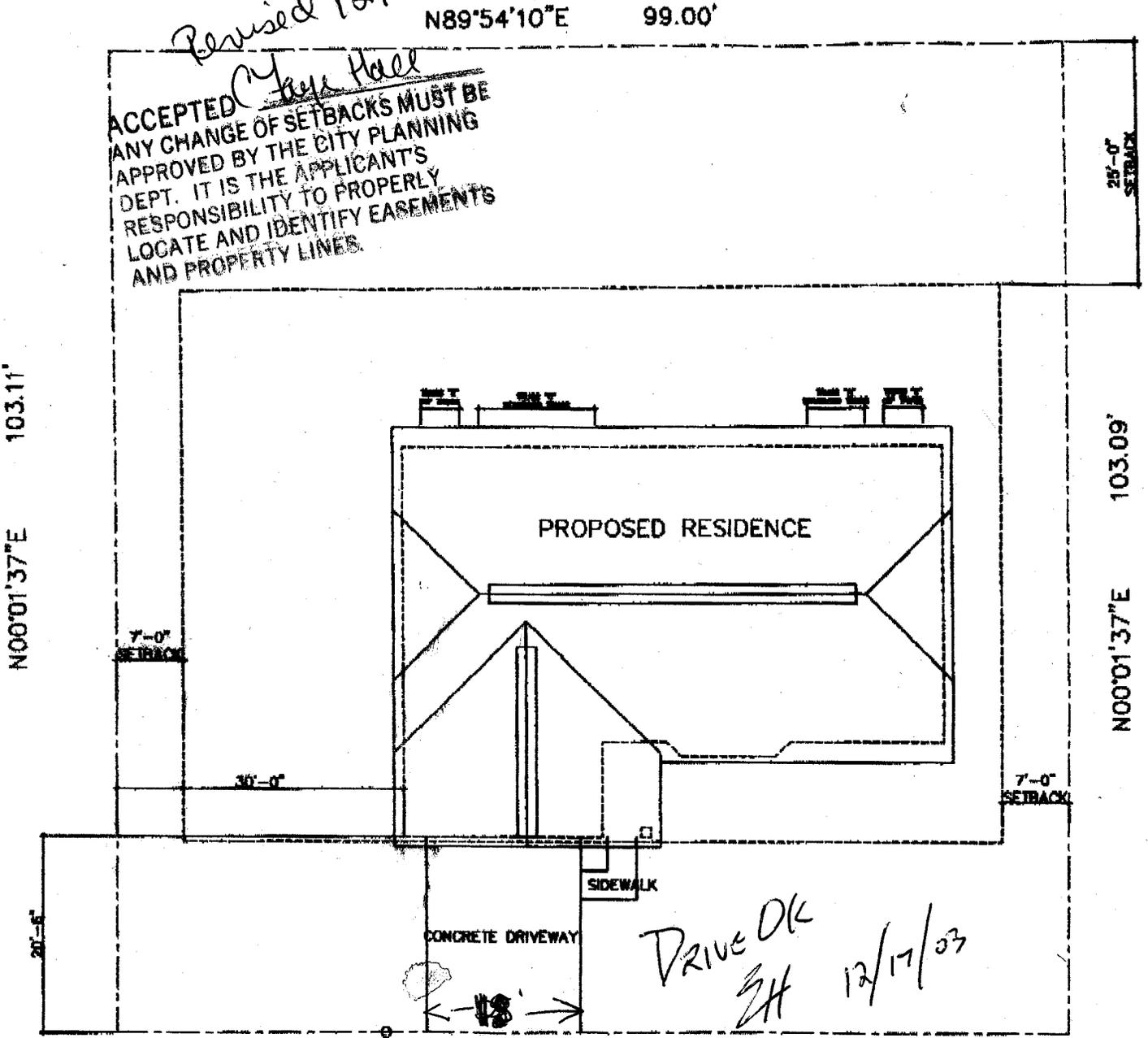


SITE PLAN
 1" = 10'-0"

1	QUALITY MOUNTAIN HOMES 2659 I ROAD - BLOCK 1, LOT 16
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Revised 12/17/03

ACCEPTED *John Hall*
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*DRIVE OK
JH 12/17/03*

N89°53'27"E 99.00'

I ROAD

SITE PLAN

1" = 16'-0"



2659 I Rd