

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 0

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
 Community Development Department

41351-12111

Building Address 138 Dorothy Ave
 Parcel No. 2945-252-12-011
 Subdivision Artesia Heights Pzplnt
 Filing _____ Block 4 Lot 13

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name FELIPE VASQUEZ
 Address 138 DOROTHY AVE
 City / State / Zip GRAND JCTN CO
81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Detached Garage

APPLICANT INFORMATION:

Name FELIPE VASQUEZ
 Address 138 DOROTHY AVE
 City / State / Zip GRAND JCTN CO

*TYPE OF HOME PROPOSED: 24' x 24'
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

Telephone (970) 296 0987 81503
 NOTES: _____

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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).

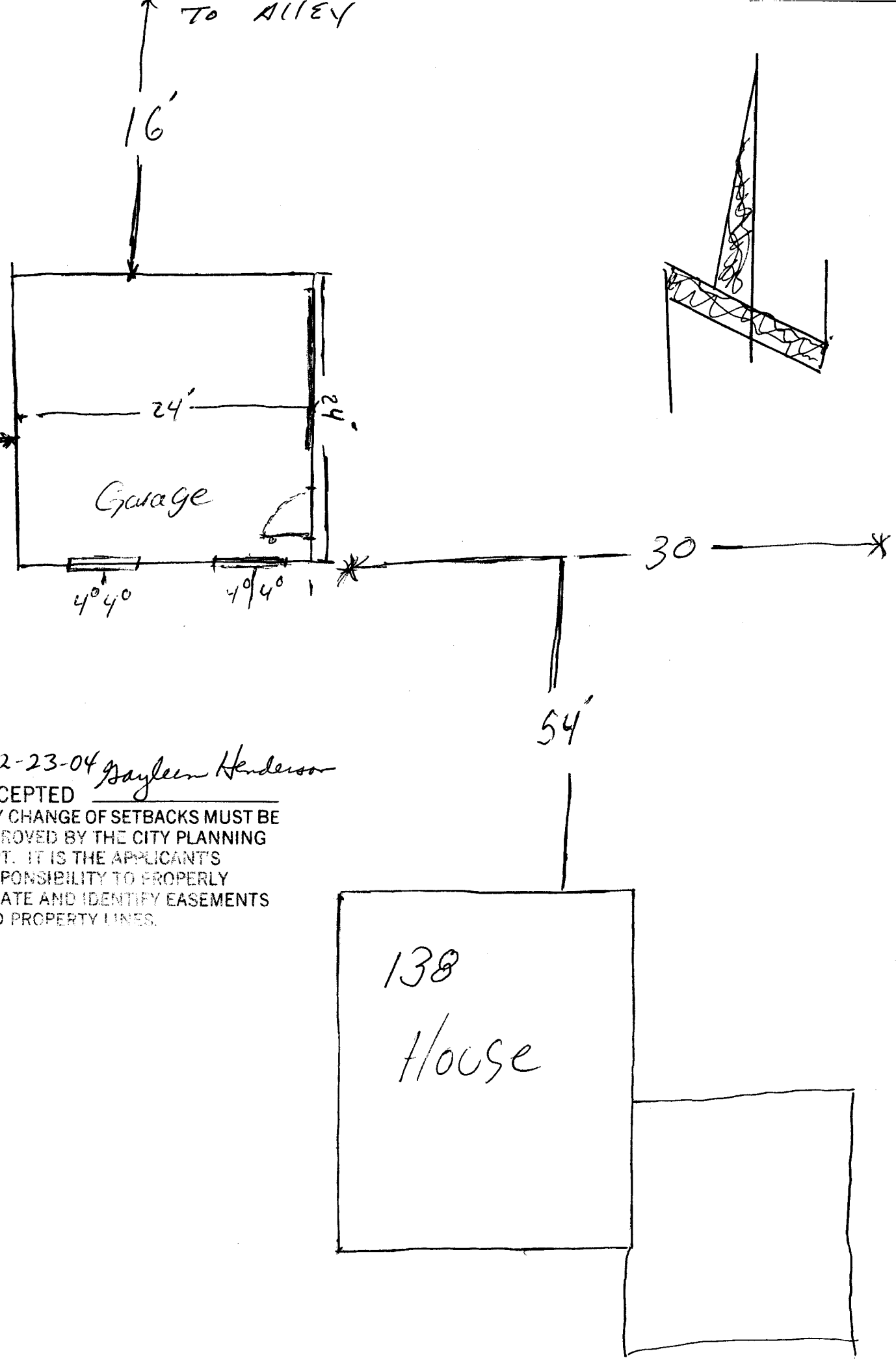
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Felipe Vasquez Date 11/23/04
 Department Approval Gayleen Henderson Date 12-23-04

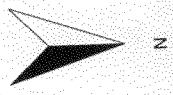
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>OK</u>	Date <u>12/23/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

138 Dorothy Ave



12-23-04 Gayle Henderson
ACCEPTED
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.





Building Guide

Colorado Chapter of the International Code Council

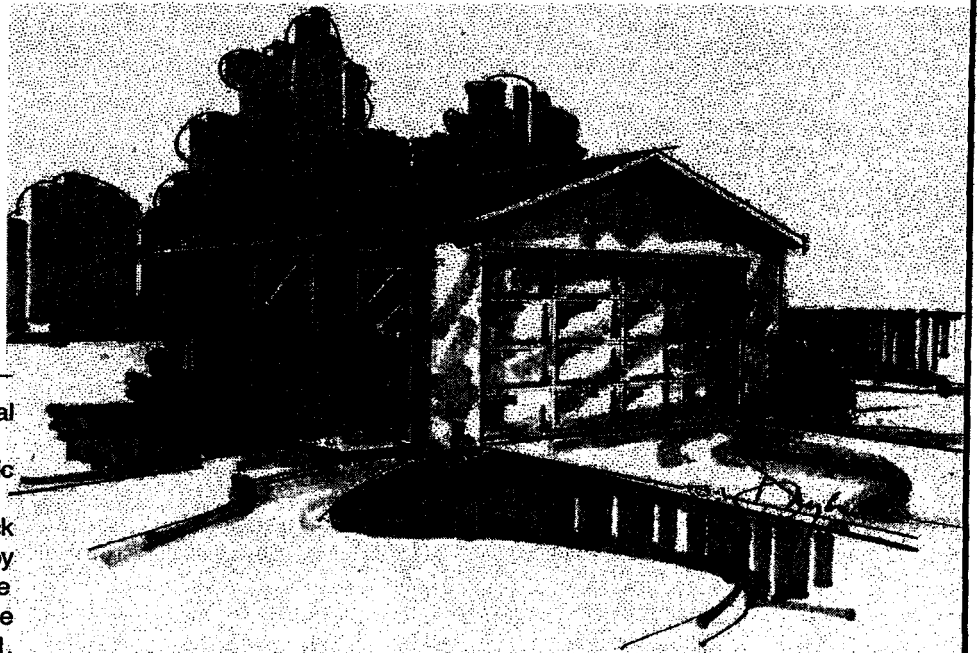
Single Family Residential One Story Detached Garage

How to Use this Guide

Provide two sets of plans and complete the following:

- 1 Complete this Building Guide** by filling in the blanks on page two and three, and indicating which construction details will be used.
- 2 Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale.
- 3 Fill out a building permit application.**

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2000 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Single Family Residential One Story Detached Garage

Directions

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

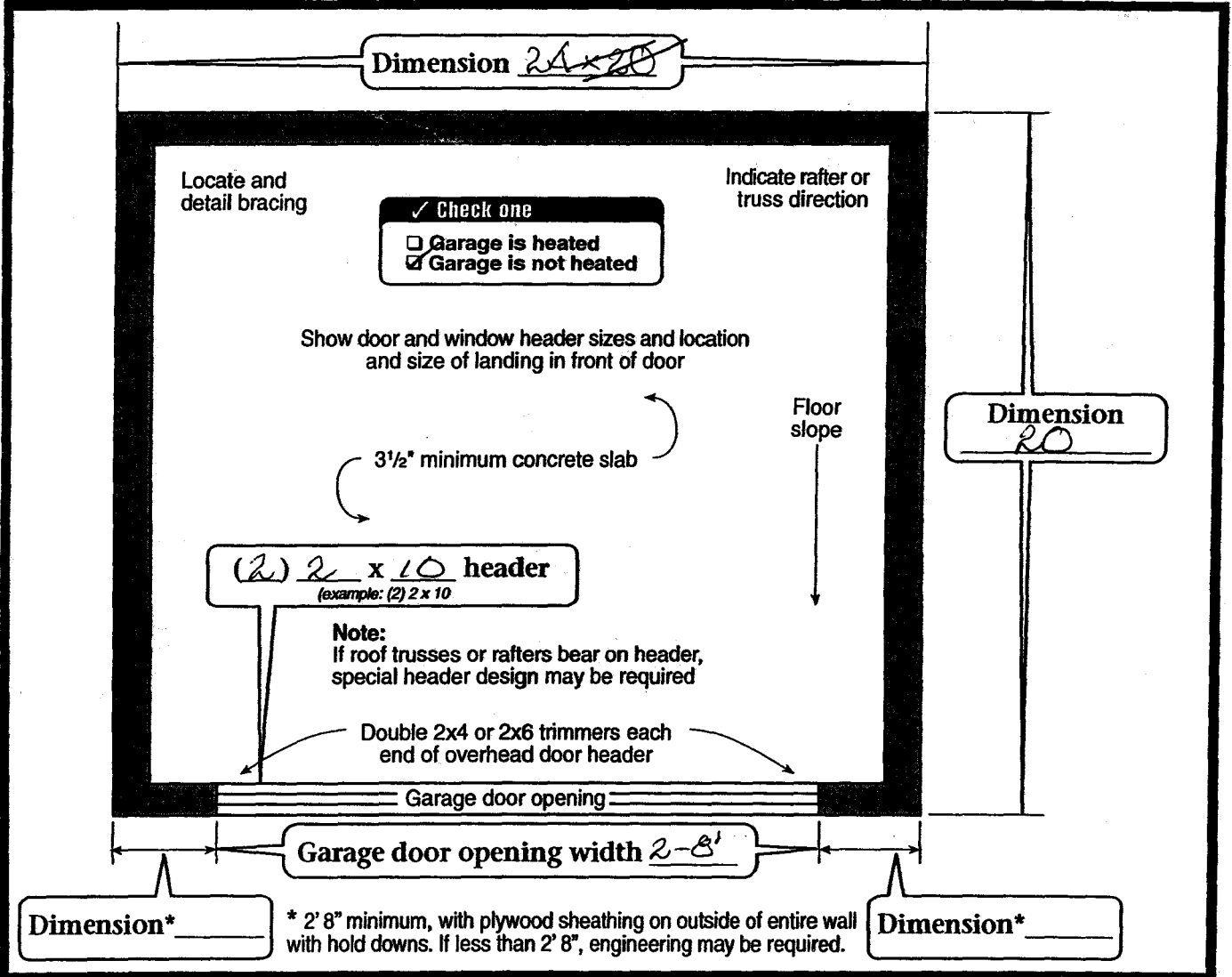
Address:

138 DOROTHY AVE
GRAND JURY CO 815

2. Indicate in the check boxes on page 3 which detail from page 4 will be used.

Note: Heated garages may require special provisions.

Floor Plan



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Note: For roofs with slopes between 2:12-4:12, follow manufacturer's instructions for low slope application of roofing material.

Truss or 2x 8 rafters spaced 2' " O.C.
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)

Sheathing 2x6 OSB
(example: 1/2" exterior plywood)

Minimum 1x12 ridge board
(example: 1 x 12)

Roof covering 3 TAB SHINGLES
(example: Class A 3 tab shingles)

Underlayment 1 LAYER FELT
(example: 1 layer 15# felt)

Building Section

Provide roof tie downs and solid 2x blocking between rafters (2x12 or greater)

12 pitch |

Ceiling Insulation R 38
(If heated - example: R-38)

2x 8 ceiling joists @ 24" O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x 4 top plate
(example: 2 x 6)

Span 24 x 6
(example: 23' 5")

Note: Pre-engineered roof trusses w/truss clips and hardened nails may be used in lieu of roof structure shown.

Ceiling height 8'
(example: 8')

Diagonal wind bracing or plywood shear panels @ corners and each 25' of wall.

Siding LAP
(example: lap or T-111)

Wall sheathing 1/2" plywood
(example: 1/2" exterior plywood)

2x 4 studs @ 16" O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2x 4 sill plate
(example: 2 x 6)

Check one
 Foundation Detail A
 Foundation Detail B
(see page 4)

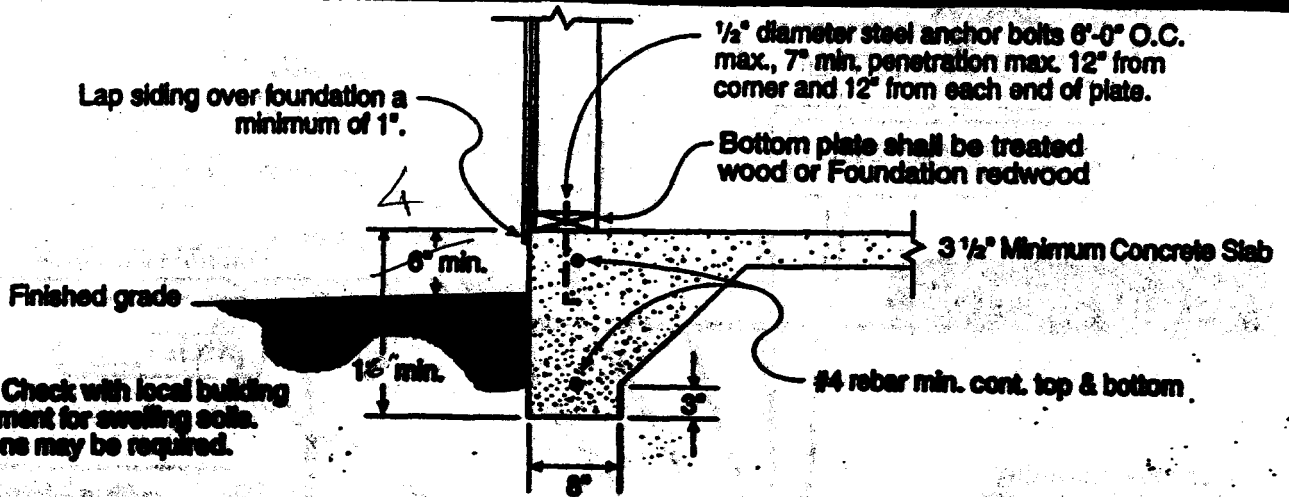
Wall Insulation N/A
(If heated - example: R-19 Fiberglass Batts)

Footing size 4 x 16"
(example: 8" x 16")

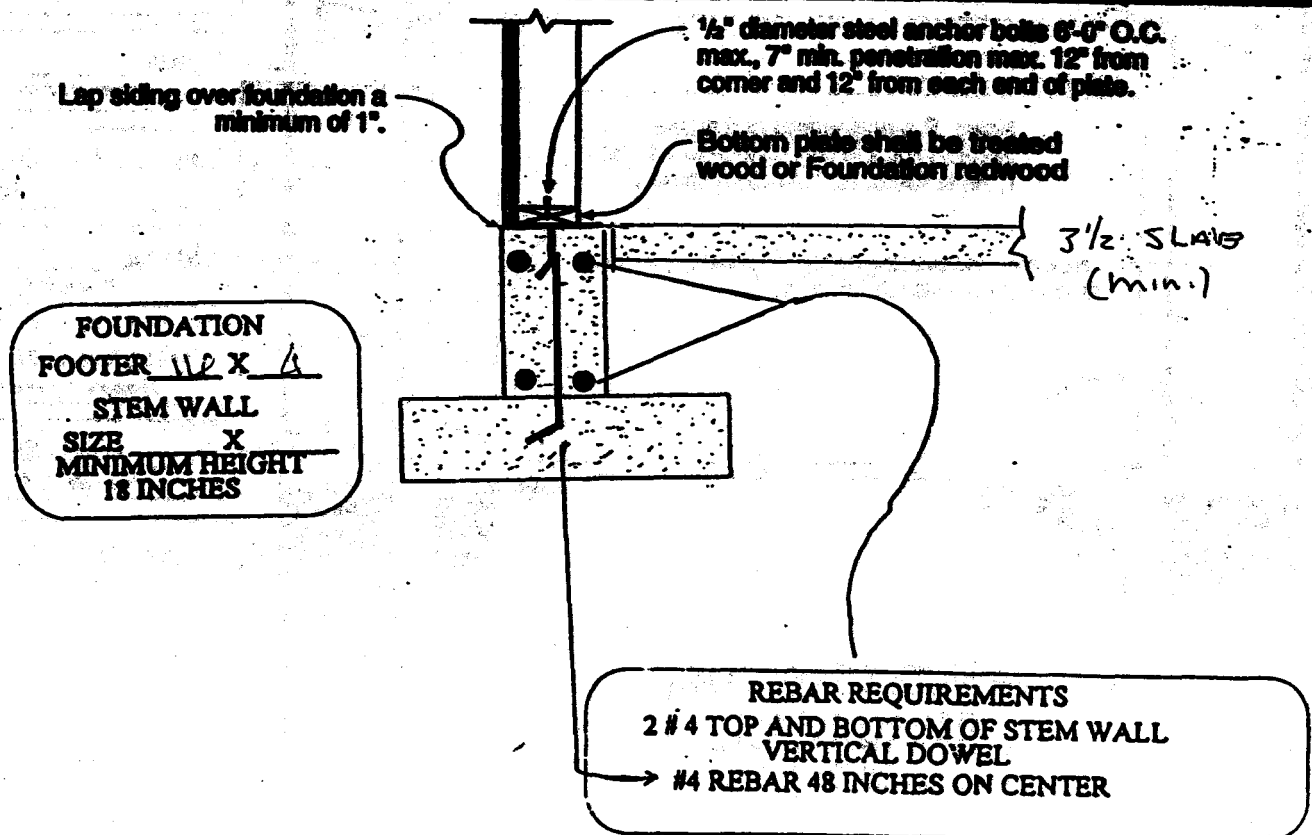
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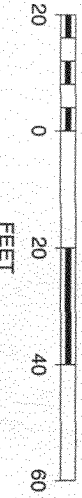
Foundation Detail A



Foundation Detail B



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SCALE 1 : 393

