FEE $	10.00
TCP $	1000.00
SIF $	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2064 BASELINE

Parcel No. 2697-354-51-004

Subdivision Independence Ranch

Filing 10 Block 2 Lot 4

No. of Existing Bldgs 0 No. Proposed 1

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3500

Sq. Ft. of Lot / Parcel

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)

Height of Proposed Structure

OWNER INFORMATION:

Name CALVIN Builders

Address 4208 KANNAH CREEK Rd.

City / State / Zip Whitewater CO. 81527

APPLICANT INFORMATION:

Name MARK CALVIN

Address 4208 KANNAH Creek Rd.

City / State / Zip Whitewater CO. 81527

Telephone 260-1455

DESCRIPTION OF WORK & INTENDED USE:

- [X] New Single Family Home (*check type below)
- [ ] Interior Remodel [ ] Addition
- [ ] Other (please specify):

*TYPE OF HOME PROPOSED:

- [X] Site Built [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [ ] Other (please specify):

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 PD

SETBACKS: Front 25' from property line (PL)

Side 10' from PL Rear 25' from PL

Maximum Height of Structure(s) 32'

Voting District A

Driveway Location Approval MH (Engineer's Initials)

Maximum coverage of lot by structures 35%

Permanent Foundation Required: YES X NO

Parking Requirement 2

Special Conditions Site & structural specific geotechnical investigation, observation & analysis by an engineer prior to Planning Clearance

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 Mark Calvin Date 6-30-05

Department Approval M. Gaye Hall Date 7/20/05

Additional water and/or sewer tap fee(s) are required:	YES Y	NO	W/O No. 18277
Utility Accounting		Date 7/20/05	

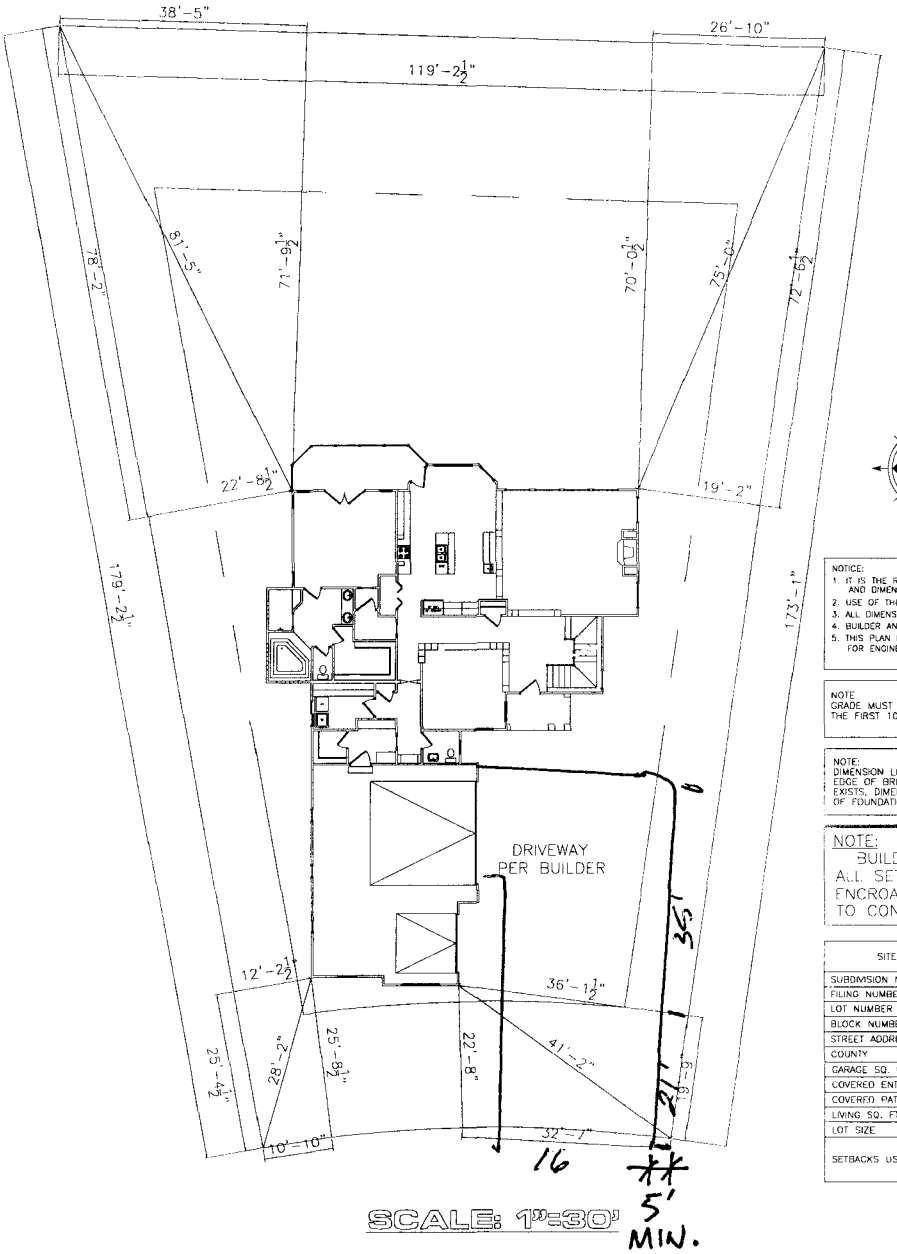
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

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

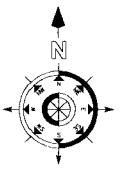
7/20/05

ACCEPTED C Faye Hall

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.



SCALE: 1"=30'



NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
FILING NUMBER	10
LOT NUMBER	4
BLOCK NUMBER	2
STREET ADDRESS	2064 BASELINE
COUNTY	MESA
GARAGE SQ. FT.	850 SQ FT
COVERED ENTRY SQ. FT.	57 SQ FT
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	3,568 SQ FT
LOT SIZE	15,767 SQ FT
SETBACKS USED	FRONT 20'
	SIDES 10'
	REAR 25'

DRIVE OK AS MODIFIED

7/20/05

GRAND JUNCTION
LINCOLN - DeVORE, Inc.
GEOTECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor St.
Grand Junction, CO 81505

TEL: (970) 242-8968
FAX: (970) 242-1561

July 18, 2005

Mark Calvin
1879 Deer Park Ct.
Grand Junction, CO 81503

Re: Building/Slope Setback
2064 Baseline Rd., Grand Junction, CO

The Grand Junction Lincoln DeVore records regarding the Slope Stability Analysis for the Filing 10 of Independence Ranch Subdivision have been reviewed in light of the site plan provided for the Calvin residence. The site in question is Lot 4, Block 2 of Filing 10, with a physical address of 2064 Baseline Road.

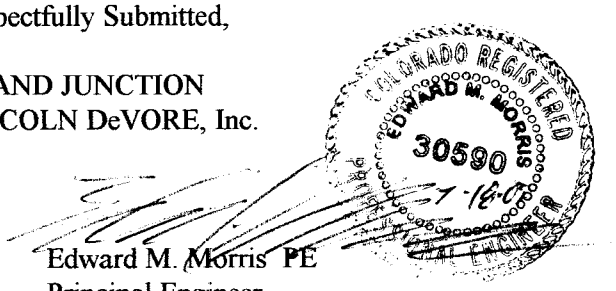
The site grading and structure placement is such that the proposed residential structure on this lot is not affected by the *Area of Special Slope Stability Concern*, as shown on the Thompson Langford Corporation mapping for this subdivision. Attached are appropriate reproductions of the analysis sections S1and S2, which were prepared by Grand Junction Lincoln DeVore, Job # 89144-GJ, 3-18-03.

The computed building setback from the north boundary line, due to the slope hazard is 27 feet inside the property on the west boundary line and 64 feet along the east 10' setback line. We have determined a buffer zone of at least 20 feet between the main structure and the computed building setback after the subdivision grading and installation of a shallow subsurface drain along the Lot 3 and 4 boundary line. The figures of the Mesa County Topography show the back line of the Calvin residence, as shown on the site plan for the Calvin residence, which was provided to Grand Junction Lincoln DeVore.

It is believed that all pertinent points have been addressed. If any further questions arise regarding this project or if we can be of any further assistance, please do not hesitate to contact this office at any time.

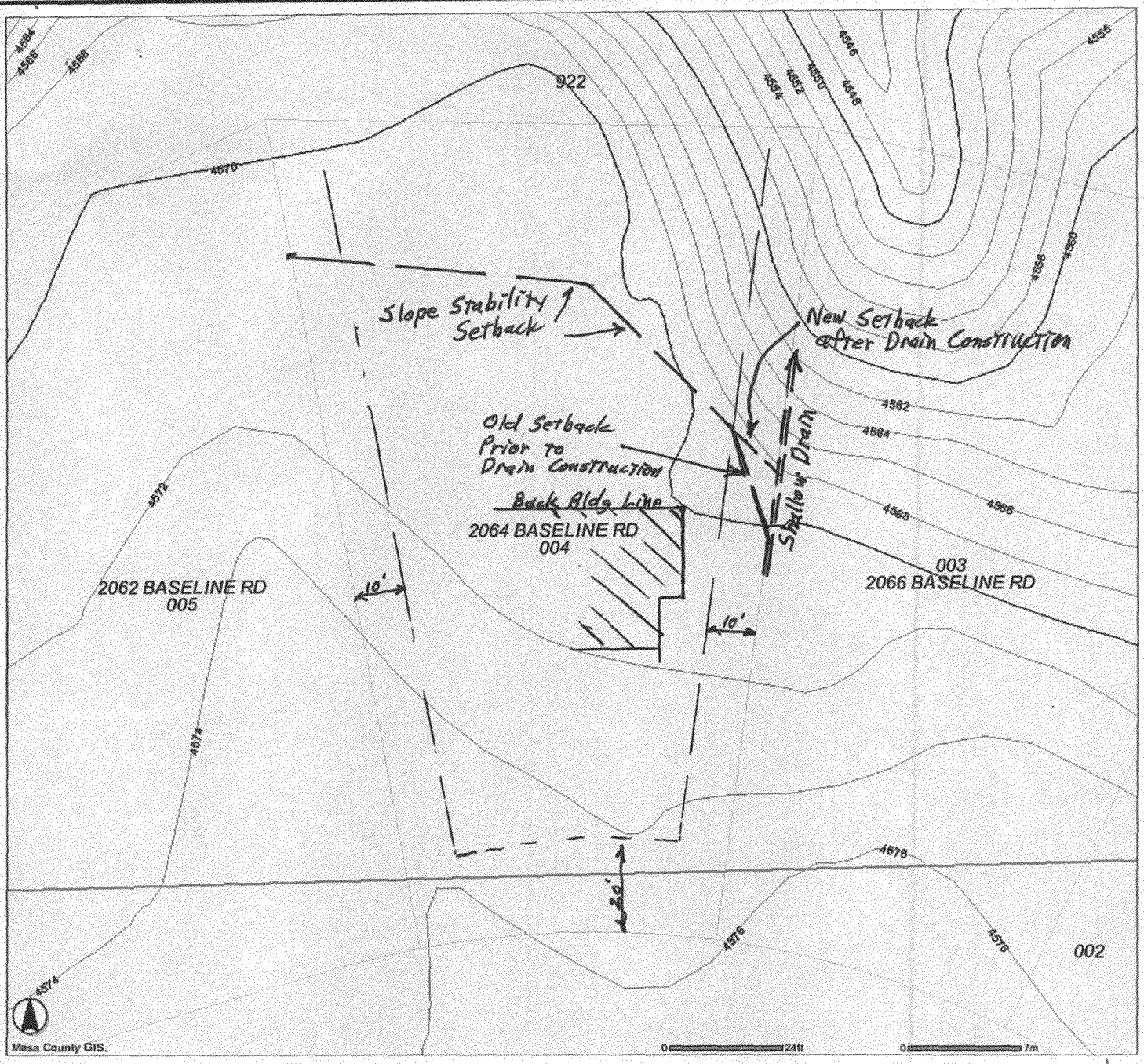
Respectfully Submitted,

GRAND JUNCTION
LINCOLN DeVORE, Inc.



by: Edward M. Morris PE
Principal Engineer

GJLD Job No.: 91666-GJ

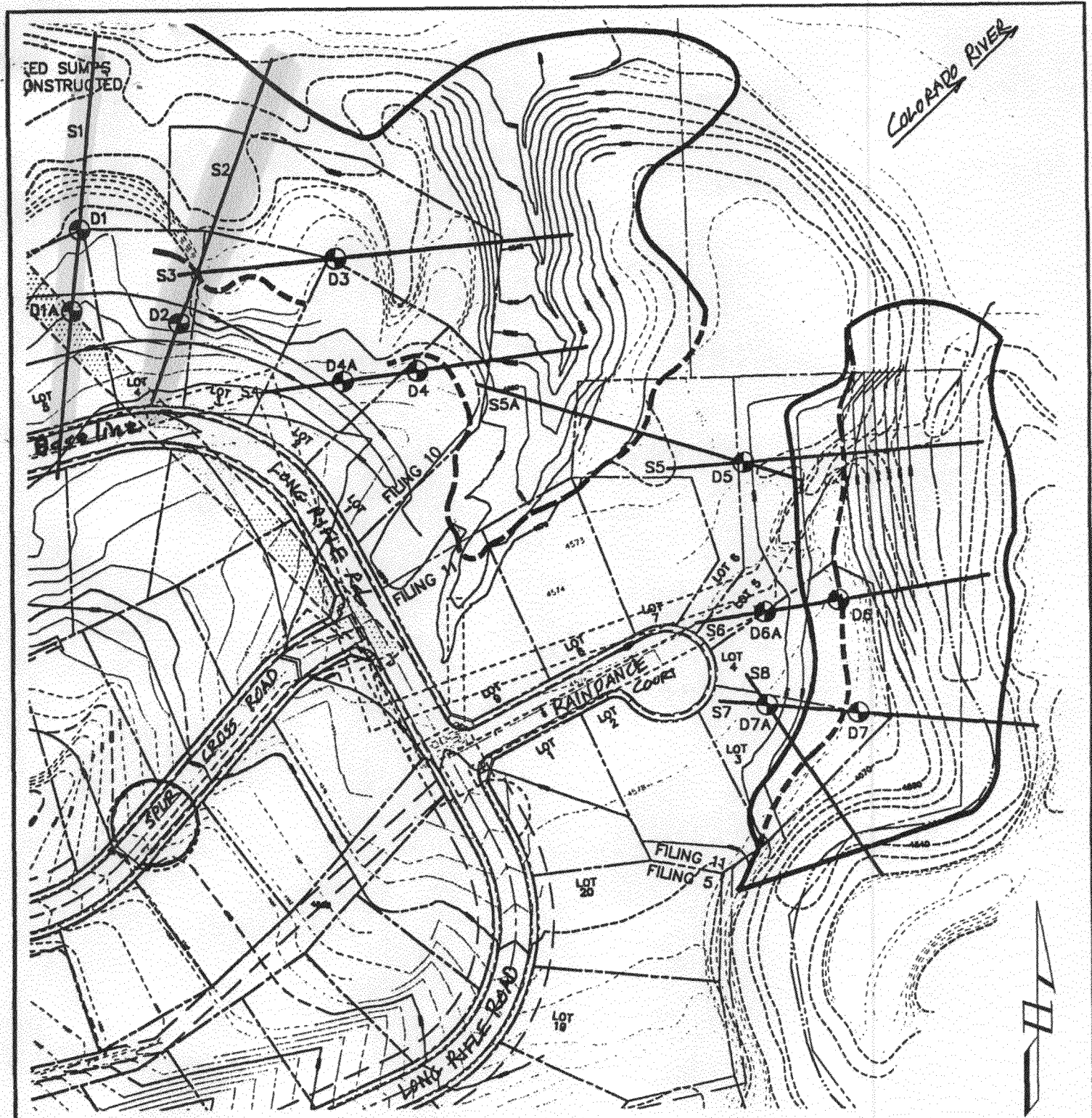


TOPOGRAPHY TAKEN BEFORE FINAL SUBDIVISION GRADING WAS ACCOMPLISHED

IMAGE from MESA COUNTY GIS Web Site

MESA COUNTY TOPOGRAPHY

GRAND JUNCTION LINCOLN - DeVORE, Inc. Geotechnical Consultants Grand Junction, Colorado	**SLOPE STABILITY CHECK** 2064 BASELINE, Grand Junction, Colorado	
	MARK CALVIN Grand Junction, Colorado	Date 7-18-2005
	Job No. 91666-GJ / Drawn EMM	

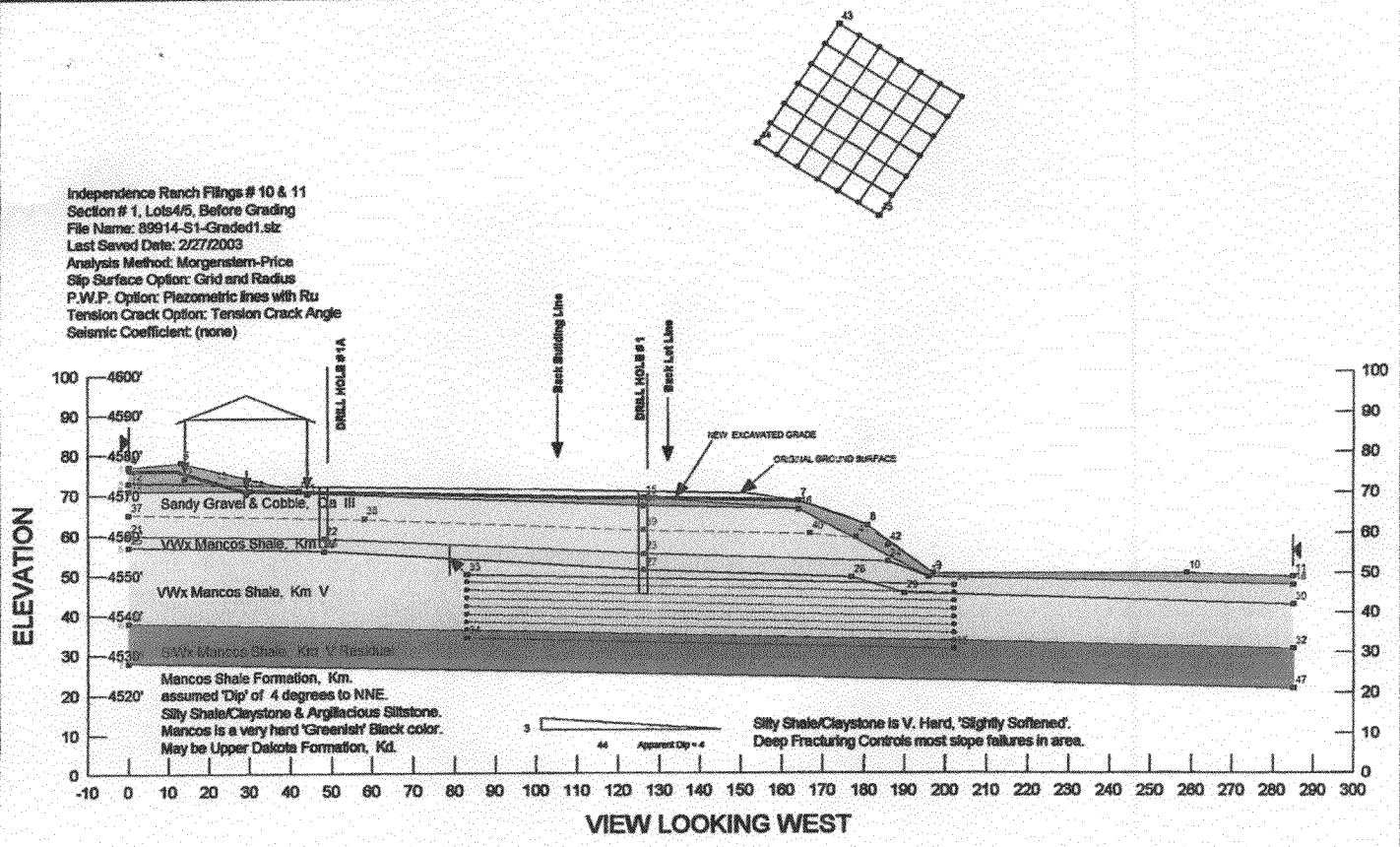


BORING LOCATION DIAGRAM

GRAND JUNCTION
LINCOLN - DeVORE, Inc.
Geotechnical Consultants
Grand Junction, Colorado

SLOPE STABILITY STUDY, Fil. 10 & 11
Independence Ranch Sub., Grand Junction, CO.

LAUGHING WATERS, LLC **Grand Junction, Colorado**		Date **2-22-2003**
Job No. **89914-GJ**	Drawn **EMM**	



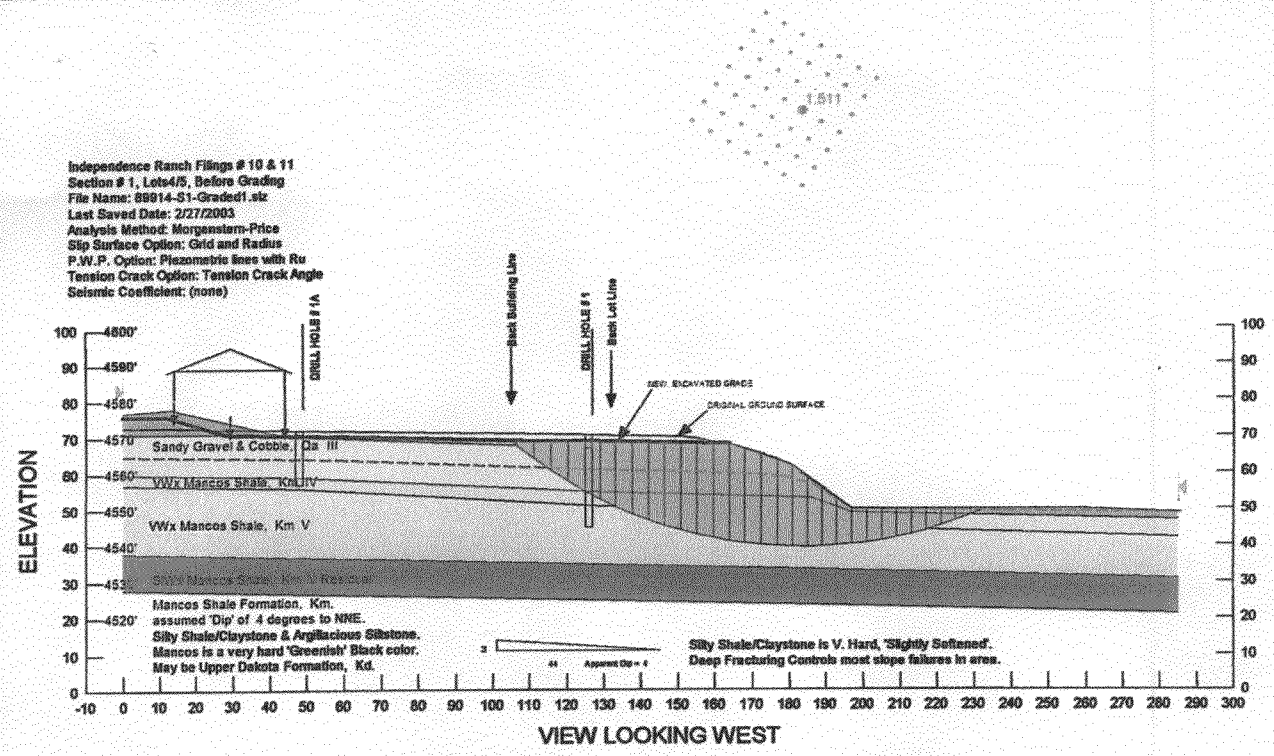
This Study is Along Section S1, Overlooking a Small to Medium Depth Gully

The Site has been Developed, The Site Grading has Removed Less Than 2 Feet of Alluvial Sands.
The Structure has been Constructed as a 'Walkout Basement and the Landscaping is irrigated.
The Upper Water Table is Elevated to within 5 feet of the Backyard Surface and Seepage is Occurring at the Slope.
Building Loads are Modeled at 1500 plf. For the Interior and 2000 plf for the Exterior.
Fill is Placed at the Building Area But, Not Toward the Slope Edge..

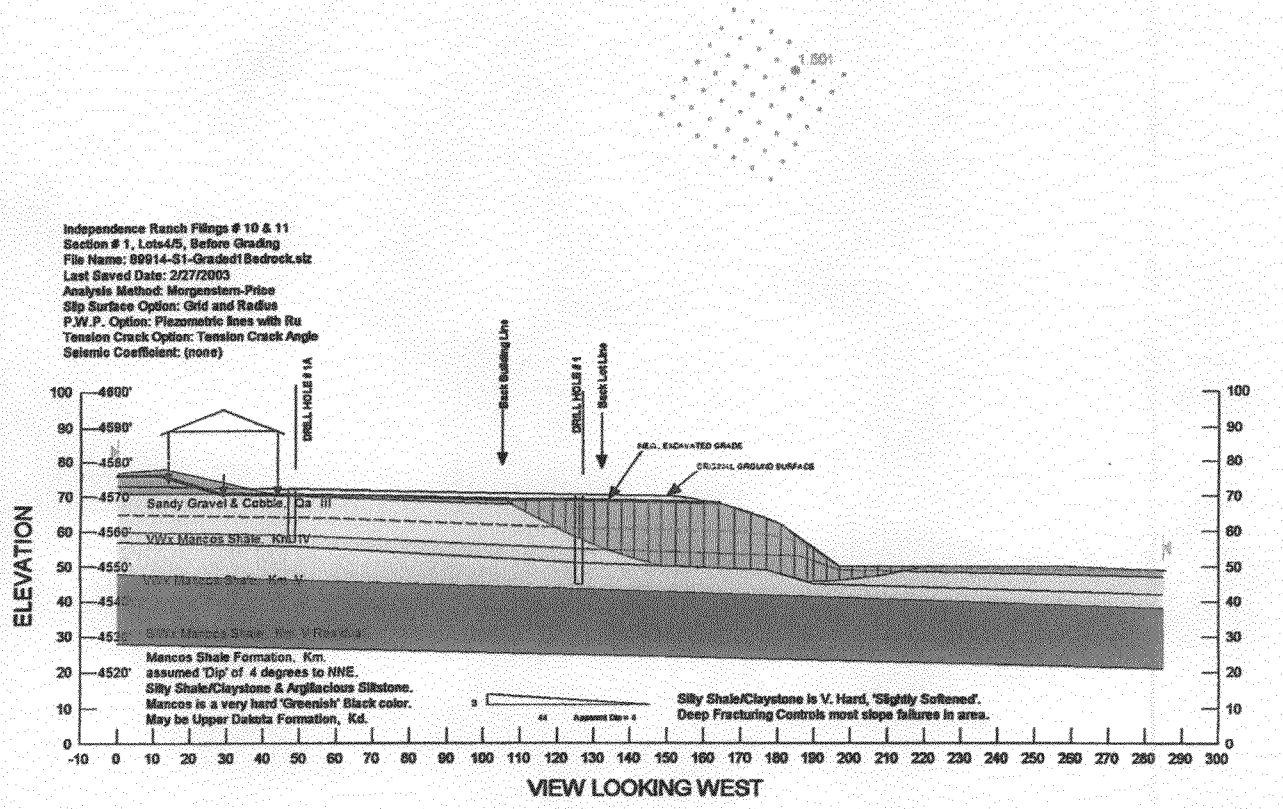
The Building/Setback is over 25' From the Back Lot Line & over 55' From the New Crest of the Slope.
The Building Setback is Very Close to the 3:1 (hor : vert) Limit of the IBC, Chapter 18.

The Very Weathered Mancos Shale (VWx) IV, is the Former and Existing Erosional Surfaces and is considered to be 'Fully Softened', for this analysis and includes the slope face.
The Weathered Mancos Shale (Vwx) V, is considered to be 'Softened', for this analysis.
The Mancos Shale (Vwx) V, Residual Strength is considered to be 'Fully Softened', for this analysis and represents the anticipated Failure Plane..
The Slightly Weathered Shale & Siltstone Strata are considered to be 'Slightly Softened', for this analysis.

Slope stability calculations were performed on the existing slopes overlooking the Colorado River and the Deeper Gullies. The stability analysis addressed portions of the individual slopes and the 'global' condition of the entire slope height. The analysis was performed using the PC software SLOPE/W, Version 5.11, Geo-Slope International LTD, Calgary, Alberta, Canada. The Limit Equilibrium Theory for the factor of safety, incorporating the Morgenstern-Price Method which uses both Moment and Force Equilibrium Theory, generally considered to be a relatively rigorous analysis.



Somewhat Probable Failure Mode **Computed S.F. = 1.511**

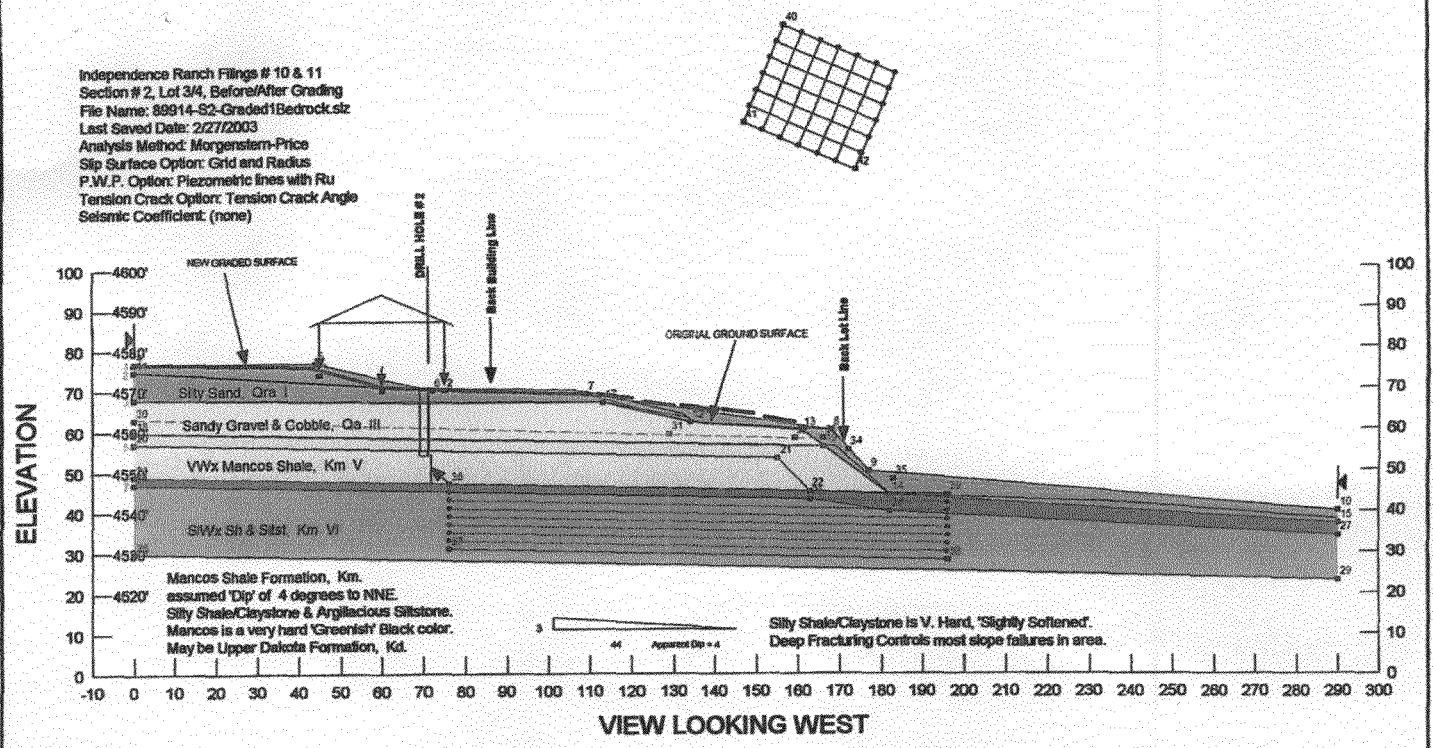


Very Probable Failure Mode **Computed S.F. = 1.501**

GRAND JUNCTION
LINCOLN DeVORE, Inc.
GEOTECHNICAL ENGINEERS - GEOLOGISTS

Figure II-1

INDEPENDENCE RANCH Sub. Fil. # 10 & 11
GJLD # 89144-GJ, March 18, 2003



This Study is Along Section S2, Overlooking a Small to Medium Height Slope down to the River Floodplain

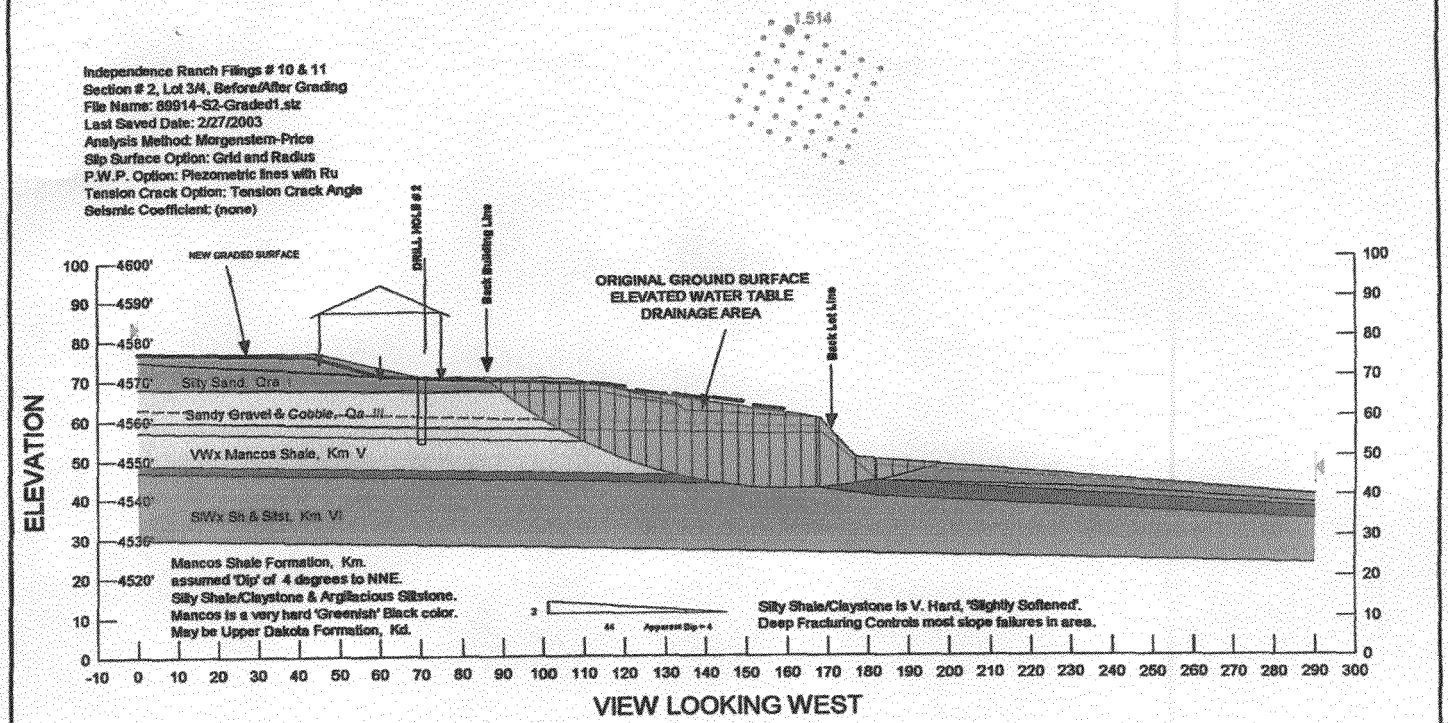
This small drainage appears to have experienced significant seepage within the alluvial soils during previous agricultural activities. The shale encountered in the test boring was very hard.

The Site has been Developed, The Site Grading has Removed Less Than 1 Foot of Alluvial Sands.
The Structure has been Constructed as a 'Walkout Basement and the Landscaping is irrigated.
The Upper Water Table is Elevated to within 6 feet of the Backyard Surface and Seepage is Occurring at the Slope.
Building Loads are Modeled at 1500 plf. For the Interior and 2000 plf for the Exterior.
Fill is Placed at the Building Area and Fill is Placed in Some Low Areas Toward the Slope Edge..

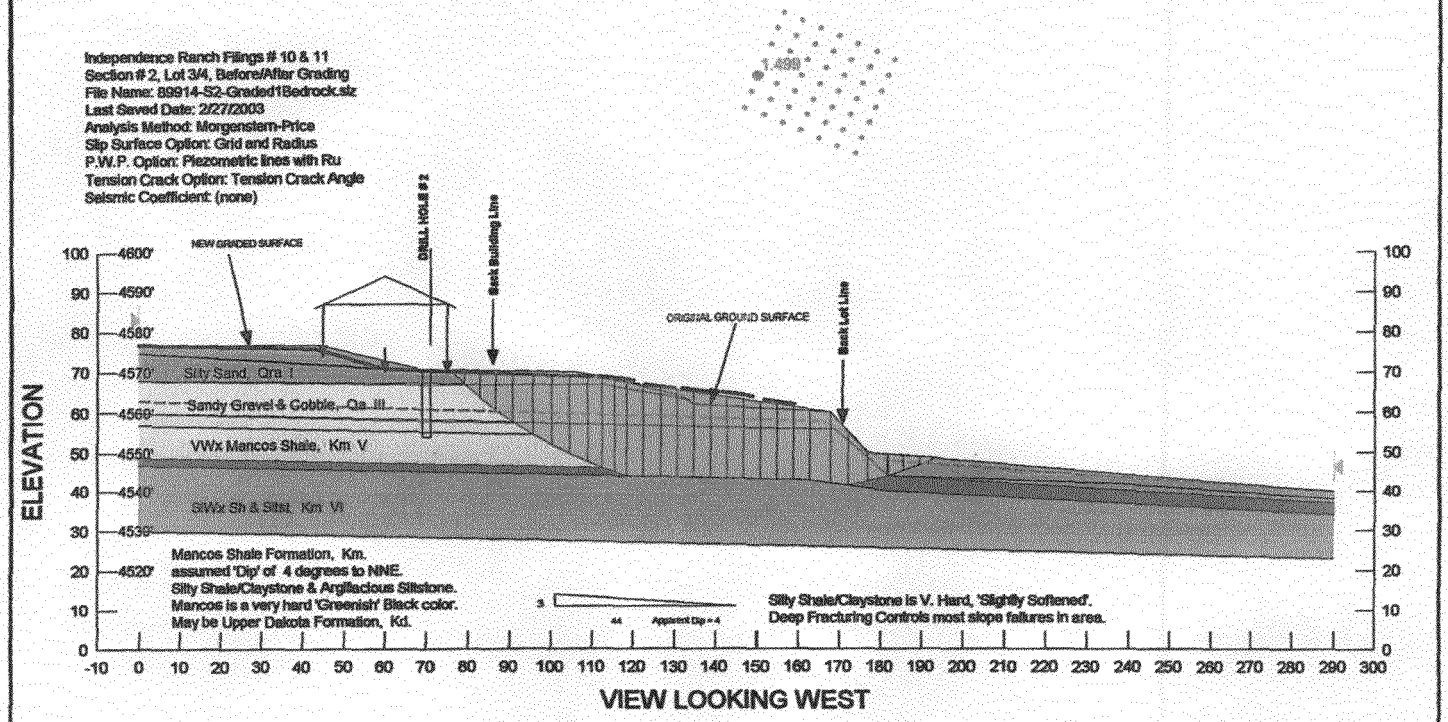
The Building/Setback is over 80' From the Back Lot Line & over 75' From the New Crest of the Slope.
The Building Setback is Significantly Flatter than the 3:1 (hor : vert) Limit of the IBC, Chapter 18.

The Very Weathered Mancos Shale (VWx) IV, is the Former and Existing Erosional Surfaces and is considered to be 'Fully Softened', for this analysis and includes the slope face.
The Weathered Mancos Shale (Vwx) V, is considered to be 'Softened', for this analysis.
The Mancos Shale (Vwx) V, Residual Strength is considered to be 'Fully Softened', for this analysis and represents the anticipated Failure Plane..
The Slightly Weathered Shale & Siltstone Strata are considered to be 'Slightly Softened', for this analysis.

Slope stability calculations were performed on the existing slopes overlooking the Colorado River and the Deeper Gullies. The stability analysis addressed portions of the individual slopes and the 'global' condition of the entire slope height. The analysis was performed using the PC software SLOPE/W, Version 5.11, Geo-Slope International LTD, Calgary, Alberta, Canada. The Limit Equilibrium Theory for the factor of safety, incorporating the Morgenstern-Price Method which uses both Moment and Force Equilibrium Theory, generally considered to be a relatively rigorous analysis.



Probable Failure Mode **Computed S.F. = 1.514**



Probable Failure Mode **Computed S.F. = 1.499**

This situation can be mitigated by placing a 14 foot deep drain at the Final North Building Line on the West Side of Lot 3 & the East Side of Lot 4.

GRAND JUNCTION
LINCOLN DeVORE, Inc.
GEOTECHNICAL ENGINEERS - GEOLOGISTS

Figure II-2

INDEPENDENCE RANCH Sub. Fil. # 10 & 11
GJLD # 89144-GJ, March 18, 2003

STUDY SECTION S1 Building Lot 3 & 4, Filing 10
Also 52 445

All Soils
Soil 1
Qa/Qc Ib
Soil Model Mohr-Coulomb
Unit Weight 102
Cohesion 0
Phi 16
Piezometric Line # 2
Ru 0
Pore-Air Pressure 0

Soil 2
Silty Sand, Qra I
Soil Model Mohr-Coulomb
Unit Weight 124
Cohesion 19
Phi 21.3
Unit Wt. above WT 111
Phi B 0
Anisotropic Fn. 0
Piezometric Line # 2
Ru 0
Pore-Air Pressure 0

Soil 3
Sandy Gravel & Cobble, Qa III
Soil Model Mohr-Coulomb
Unit Weight 140
Cohesion 36
Phi 23.2
Unit Wt. above WT 130
Phi B 0
Anisotropic Fn. 0
Piezometric Line # 2
Ru 0
Pore-Air Pressure 0

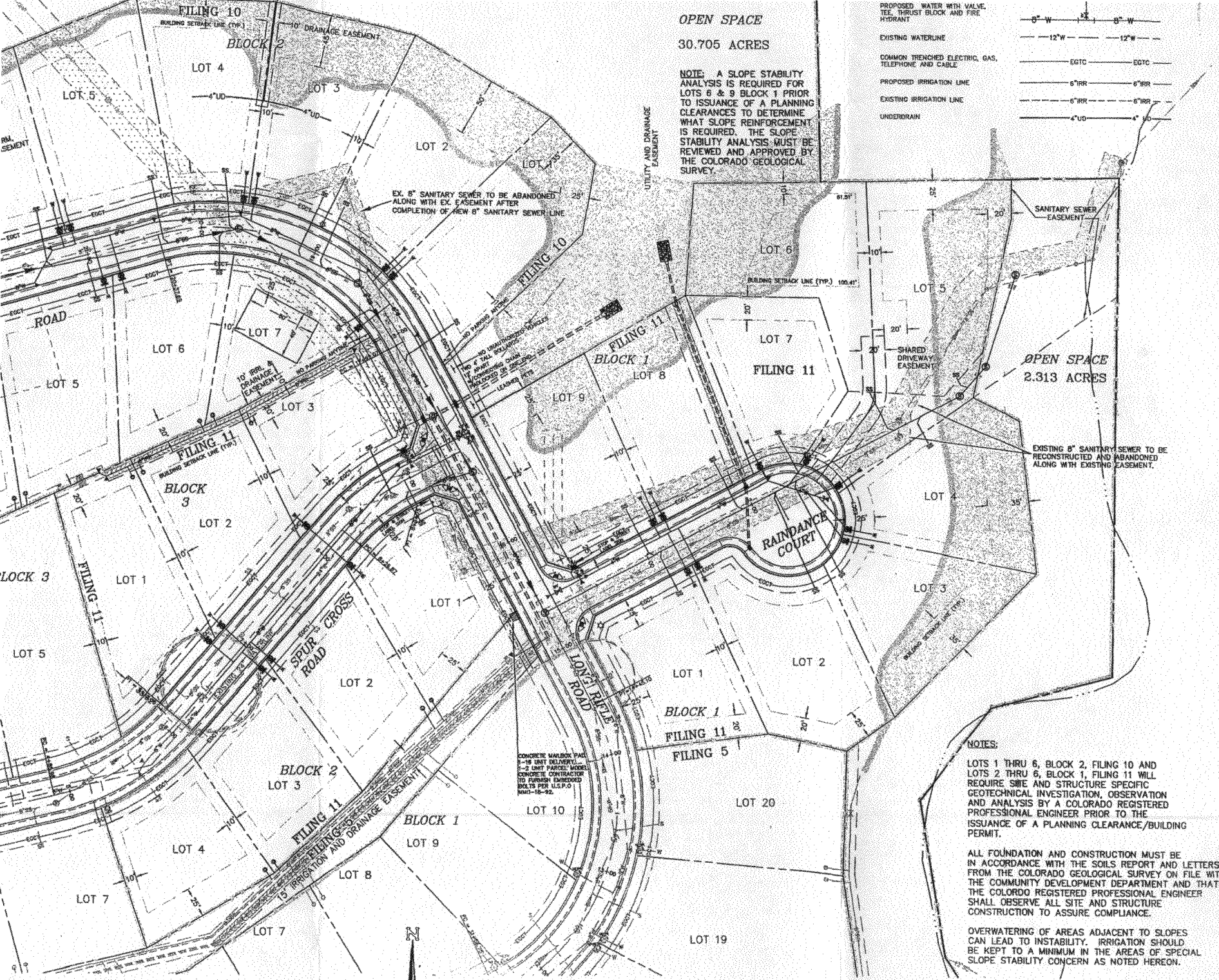
Soil 4
VWx Mancos Shale, Km IV
Soil Model Mohr-Coulomb
Unit Weight 142
Cohesion 0
Phi 18.8
Unit Wt. above WT 132
Phi B 0
Anisotropic Fn. 0
Piezometric Line # 2
Ru 0
Pore-Air Pressure 0

Soil 5
VWx Mancos Shale, Km VI
Soil Model Mohr-Coulomb
Unit Weight 139
Cohesion 0
Phi 26.6
Unit Wt. above WT 132
Phi B 0
Anisotropic Fn. 0
Piezometric Line # 2
Ru 0
Pore-Air Pressure 0

Soil 6
Mancos Shale, Km V Residual
Soil Model Mohr-Coulomb
Unit Weight 139
Cohesion 0
Phi 18.8
Unit Wt. above WT 132
Phi B 0
Anisotropic Fn. 0
Piezometric Line # 2
Ru 0
Pore-Air Pressure 0

Soil 7
SlWx Sh & Sltst, Km VI
Soil Model Mohr-Coulomb
Unit Weight 142
Cohesion 0
Phi 26.6
Unit Wt. above WT 122
Phi B 0
Anisotropic Fn. 0
Piezometric Line # 0
Ru 0
Pore-Air Pressure 0

Soil 8
Bedrock
Soil Model Bedrock
Piezometric Line # 0
Ru 0
Pore-Air Pressure 0



NOTES:

LOTS 1 THRU 6, BLOCK 2, FILING 10 AND LOTS 2 THRU 6, BLOCK 1, FILING 11 WILL REQUIRE SITE AND STRUCTURE SPECIFIC GEOTECHNICAL INVESTIGATION, OBSERVATION AND ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A PLANNING CLEARANCE/BUILDING PERMIT.

ALL FOUNDATION AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE SOILS REPORT AND LETTERS FROM THE COLORADO GEOLOGICAL SURVEY ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT AND THAT THE COLORDO REGISTERED PROFESSIONAL ENGINEER SHALL OBSERVE ALL SITE AND STRUCTURE CONSTRUCTION TO ASSURE COMPLIANCE.

OVERWATERING OF AREAS ADJACENT TO SLOPES CAN LEAD TO INSTABILITY. IRRIGATION SHOULD BE KEPT TO A MINIMUM IN THE AREAS OF SPECIAL SLOPE STABILITY CONCERN AS NOTED HEREON.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1 - 800 - 922 - 1987

REQUIREMENTS
STREET FRONTAGE = 50'
UM LOT SIZE = SF
UN BUILDING HEIGHT = 35'

50 0 25 50 100

REVISION	DATE	DESCRIPTION
1	9/9/02	REVISED PER CITY COMMENTS
2	4/14/03	REVISED PER CITY COMMENT
3	4/30/03	REVISED PER CITY COMMENT

CITY OF GRAND JUNCTION
HANS BRUTSCHE
INDEPENDENCE RANCH - FILINGS 10&11

COMPOSITE SITE PLAN

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
529 25 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-8067
FAX (970) 241-2845
tlc@ilcwest.com

DRAWN BY: jms
CHECKED BY: JEL

JAMES EVERETT LANGFORD
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF COLORADO

REVISION	DATE	DESCRIPTION
1	9/9/02	REVISED PER CITY COMMENTS

HANS BRUTSCHE — CITY OF GRAND JUNCTION

COMPOSITE SITE PLAN

INDEPENDENCE RANCH - FILINGS 10&11

THOMPSON-LANGFORD CORP.
ENGINEERS AND LAND SURVEYORS
629 26 1/2 RD., SUITE B210
GRAND JUNCTION, COLORADO
PH. (970) 243-6067
FAX (970) 241-2845
tlc@tlcwest.com

DRAWN BY: lms
CHECKED BY: JEL

EXISTING SANITARY SEWER WITH MANHOLE AS SHOWN
PROPOSED WATER MAIN WITH VALVE, FIRE SPRINKLER BLOCK AND FIRE HYDRANT
EXISTING WATERLINE
COMMON TRENCHED ELECTRIC, GAS, TELEPHONE AND CABLE
PROPOSED IRRIGATION LINE
EXISTING IRRIGATION LINE

NOTES:
LOTS 1 THRU 6, BLOCK 2, FILING 10 AND LOTS 2 THRU 8, BLOCK 1, FILING 11 WILL REQUIRE SITE AND STRUCTURE SPECIFIC GEOTECHNICAL INVESTIGATION, OBERVATION AND ANALYSIS BY A COLORADO REGISTERED PROFESSIONAL ENGINEER PRIOR TO THE ISSUANCE OF A PLANNING CLEARANCE/BUILDING PERMIT.

AREA OF SPECIAL SLOPE STABILITY CONCERN. GEOTECHNICAL CONSULTANT MUST REVIEW LINCOLN-DEVORE BLUFF PLAN DATED 10/07/2002.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

OPEN SPACE 30.705 ACRES

OPEN SPACE 2.313 ACRES

TRACT A RESERVED FOR FUTURE IRRIGATION POND AS NEEDED

FILING 11 — FILING 10 — FILING 5

RAINDANCE COURT — LONG RIFLE ROAD — SPUR CROSS ROAD

BLOCK 1 — BLOCK 2 — BLOCK 3

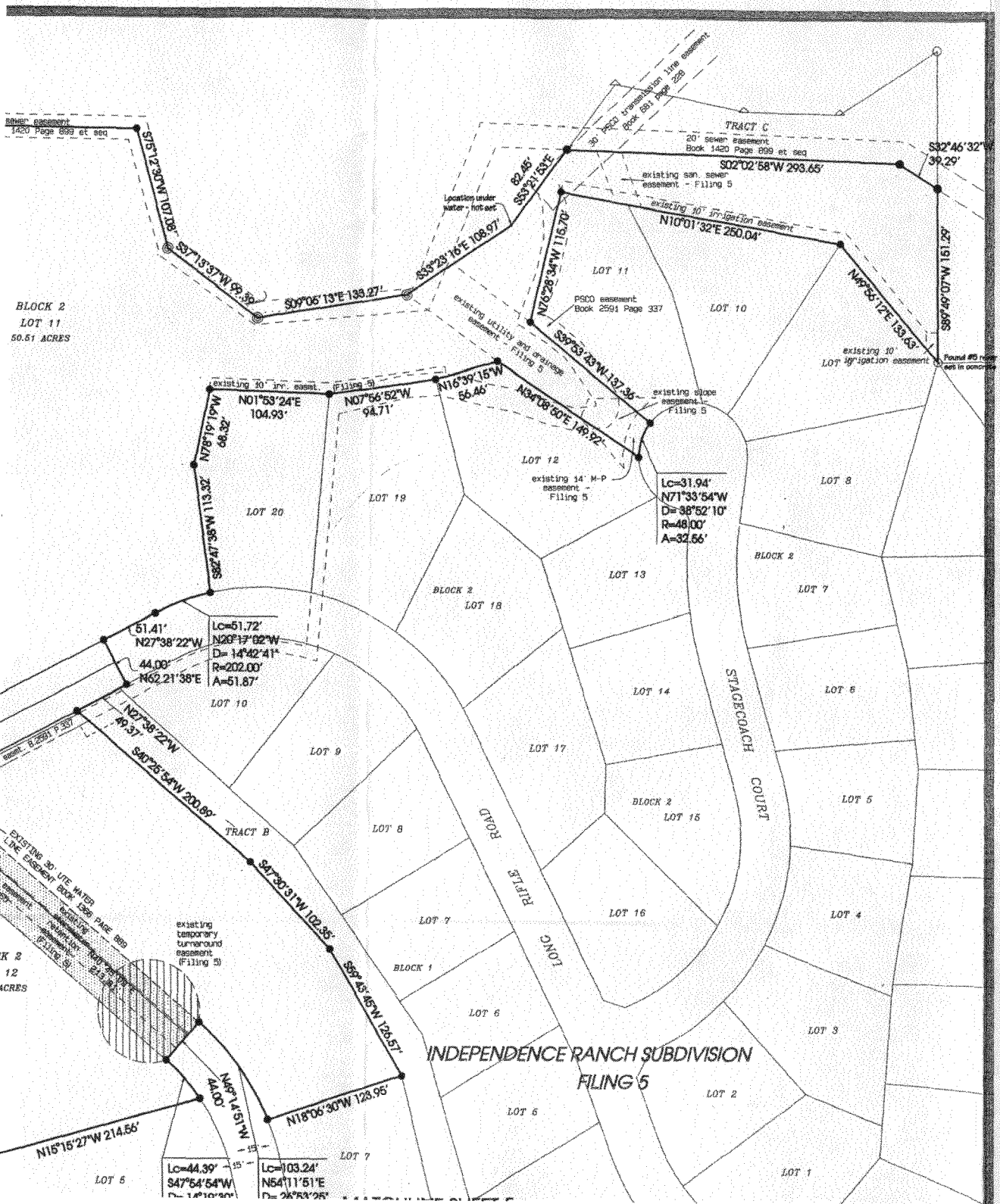
SHARED DRIVEWAY EASEMENT (TYP.)

UTILITY & DRAINAGE EASEMENT

IRRIGATION EASEMENT

Slope 2078 — Slope 2079 — Slope 2077 — Slope 2076 — Slope 2075 — Slope 2074 — Slope 2073 — Slope 2072 — Slope 2071 — Slope 2070 — Slope 2069 — Slope 2068 — Slope 2067 — Slope 2066 — Slope 2065 — Slope 2064 — Slope 2063 — Slope 2062

See Revised Lot Layout



LINE CURVE TABLE

LINE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	51.48	180.00	16°23'07"	N82°22'16"E	51.30
C2	245.62	180.00	78°10'55"	S66°43'60"E	227.00
L1	35.74			N57°22'18"E	
L2	54.19			S43°32'38"E	
C3	13.24	158.00	4°48'02"	N88°09'49"E	13.23
C4	31.35	158.00	11°35'05"	N79°58'15"E	31.86
C5	20.04	202.00	5°41'06"	N77°01'17"E	20.04
C6	63.86	202.00	18°06'49"	N88°55'15"E	63.60
C7	85.26	202.00	18°30'41"	S72°46'00"E	84.66
C8	69.06	202.00	19°35'19"	S53°43'00"E	68.73
C9	57.41	202.00	16°16'58"	S35°46'51"E	57.21
C10	57.77	202.00	16°23'07"	S82°22'15"W	57.57
C11	99.36	158.00	21°31'31"	S84°56'28"W	99.01
C12	16.18	158.00	5°52'04"	N30°34'24"W	16.17
C13	140.06	158.00	50°47'21"	N58°54'06"W	135.52

see composite plan.

BASIS OF BEARINGS STATEMENT: ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N89°06'03"E BETWEEN U.S. G.L.O. BRASS CAPS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 35, T.1 N, R.2 W. OF THE UTE MERIDIAN.

LEGEND

- FOUND GLO BRASS CAP
- FOUND CONTROL CORNER AS NOTED
- FOUND MESA COUNTY SURVEY MARKER
- FOUND MANHOLE CALLED FOR AS MONUMENT
- FOUND STEEL POST W/TAG PLS 20677
- FOUND/SET #5 REBAR W/ALUM. CAP "THOMPSON-LANGFORD CORP PLS 18478"
- SET MESA COUNTY SURVEY MARKER IN MONUMENT BOX "PLS 18478"

DENNIS RAY SHELLHORN
18478
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO

GRAPHIC SCALE 1"=60'

3/4 0 3/4 60 3/4 120 180

INDEPENDENCE RANCH SUBDIVISION
FILING 10
HANS BRUTSCHE