

Planning \$ <u>    </u>	Drainage \$ <u>    </u>
TCP \$ <u>    </u>	School Impact \$ <u>    </u>

BLDG PERMIT NO.
FILE # <u>SPR-2006-091</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 395 31 5/8 RD  
SUBDIVISION EMMANUEL SIMP/E  
FILING      BLK      LOT A

TAX SCHEDULE NO. 2943-221-14-951  
SQ. FT. OF EXISTING BLDG(S)       
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 6,098.4

OWNER EMMANUEL BAPTIST CHURCH  
ADDRESS P.O. BOX 129  
CITY/STATE/ZIP CLETON, CO 81520

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE      AFTER       
CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE      AFTER       
CONSTRUCTION  
USE OF ALL EXISTING BLDG(S)     

APPLICANT BOB MURR  
ADDRESS P.O. BOX 129  
CITY/STATE/ZIP CLETON, CO 81520  
TELEPHONE 970-255-6735

DESCRIPTION OF WORK & INTENDED USE: FOUNDATION  
OF NEW CHURCH BUILDING

*Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>RSF-4</u> SETBACKS: FRONT: <u>20</u> from Property Line (PL) or <u>    </u> from center of ROW, whichever is greater SIDE: <u>7'</u> from PL REAR: <u>25'</u> from PL MAX. HEIGHT <u>35'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>50%</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>    </u> NO <u>X</u> PARKING REQUIREMENT: <u>N/A</u> SPECIAL CONDITIONS: <u>FOUNDATION ONLY</u>
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Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

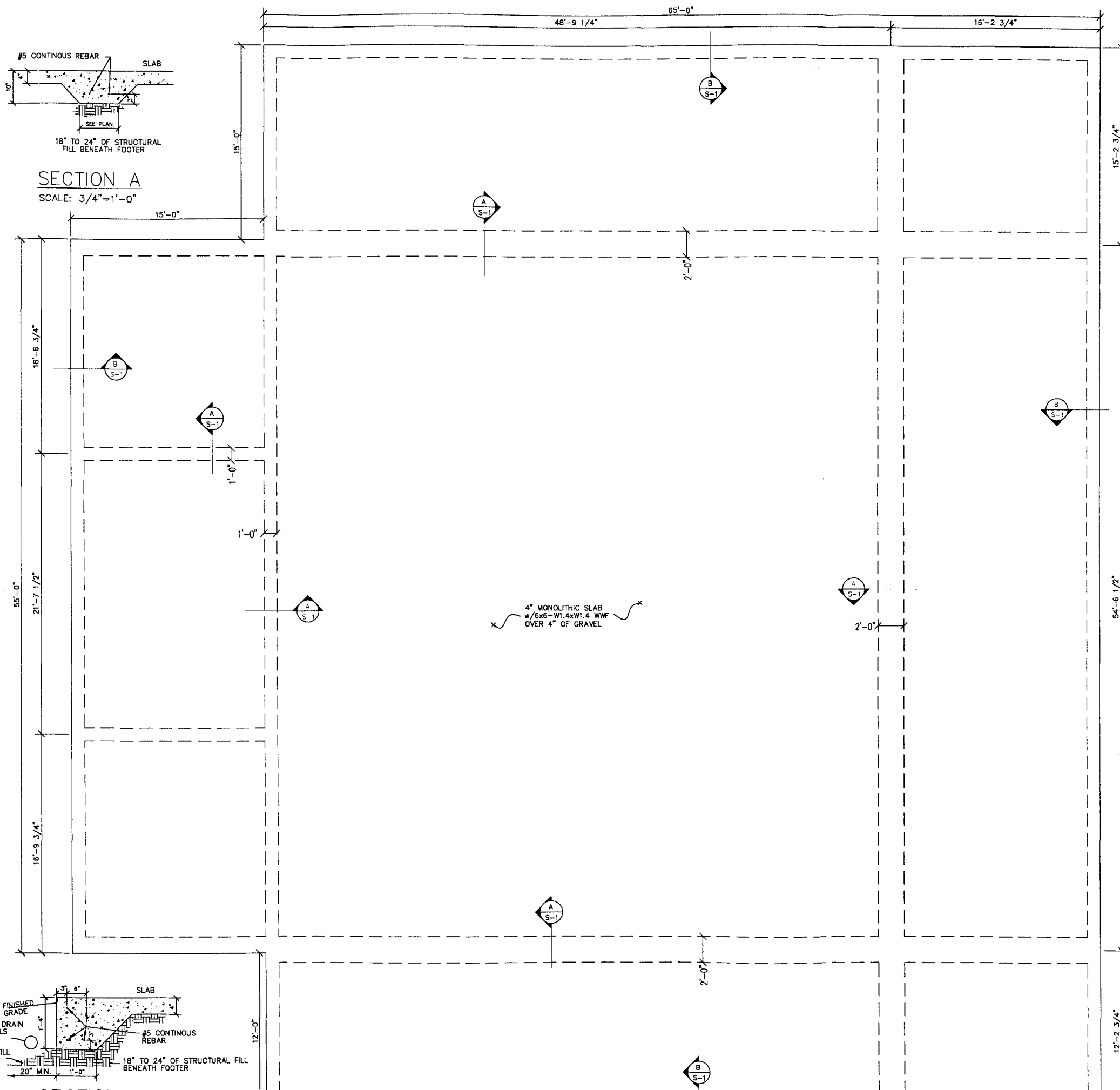
Applicant's Signature Bob Murr Date 5-25-06  
Department Approval Ante Flastello Date 5/25/06

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>19132</u>
Utility Accounting <u>U Benseney</u>	Date <u>5/26/06</u>		

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

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





NOTE:  
THIS FOUNDATION DESIGN IS BASED ON DOCUMENTATION SUPPLIED BY THE TRUSS DESIGNER, CONTRACTOR AND GEOTECHNICAL ENGINEER. EVERY EFFORT HAS BEEN MADE TO COORDINATE THESE CONCEPTS INTO THIS DESIGN, HOWEVER, THIS ENGINEER IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS BY OTHERS. THIS ENGINEER IS TO BE NOTIFIED IMMEDIATELY IF FIELD CONDITIONS OR BUILDING CONSTRUCTION DIFFERS FROM THIS DESIGN.

REFERENCES:  
SOILS REPORT: GRAND JUNCTION LINCOLN DeVORE, INC.: JOB #90978-GJ  
CODE: INTERNATIONAL BUILDING CODE 2000  
INTERNATIONAL RESIDENTIAL CODE 2000

TYPE OF DESIGN: SPREAD FOOTER / SLAB ON GRADE  
CONSTRUCTION: COMMERCIAL, ONE STORY WOOD FRAMED  
LOCATION: 706 ESTATES BLVD., THE ESTATES SUBDIVISION, GJ, CO 81505  
SOIL TYPES: REFER TO SOILS REPORT  
BEARING CAPACITY: FOOTINGS - MAXIMUM ALLOWABLE BEARING IS 3,000 psf  
MINIMUM BEARING IS 400 psf  
DESIGN BEARING IS 2,800± psf  
DESIGN CRITERIA: DESIGN LOADING PER IBC 2000  
ROOF - 30/10/10, 50 psf TOTAL  
FLOOR - 30/20/10, 60 psf TOTAL  
EXPOSURE C, 90 mph

- GENERAL NOTES:
- ALL CONCRETE SHALL BE MINIMUM 3500 PSI (in 28 days), TYPE I OR II (SULFATE RESISTANT); DO NOT ADD CALCIUM CHLORIDE.
  - ALL STEEL SHALL BE MINIMUM GRADE 60 (UNLESS OTHERWISE NOTED) AND PLACED IN ACCORDANCE WITH IBC STANDARDS WITH A MINIMUM OF 3 IN. OF CONCRETE COVER OVER SOIL (2" IF A MOISTURE BARRIER IS USED) AND 2 1/2 IN. OF CONCRETE COVER ELSEWHERE.
  - ALL STEEL SHALL BE SUPPORTED AT A MINIMUM OF 4 FT INTERVALS BY TYING.
  - MINIMUM LAP FOR CONTINUOUS REINFORCING STEEL SHALL BE 26 IN. WHEN SPLICED IN STRAIGHT WALL RUNS AND 48 IN. WHEN SPLICED IN CORNERS.
  - ALL SLABS SHALL HAVE EXPANSION JOINTS WHERE ADJOINING STRUCTURAL CONCRETE ELEMENTS AND SHALL BE REINFORCED WITH 6x6-W1.4xW1.4 WWF, OR #3 REBAR PLACED ON 18" GRID. CONTROL JOINTS IN OPEN FLOOR AREAS SHALL BE CUT OR POURED AND SHALL BE PLACED TO AFFORD A MAXIMUM UNJOINED AREA OF 240 SQ. FT.
  - SOILS EXPOSED BY FOUNDATION EXCAVATION SHALL BE MOISTENED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
  - ALL CONCRETE ELEMENTS SHALL BE PLACED ON COMPACTED NATIVE SOIL OR COMPACTED STRUCTURAL FILL PLACED PER THE SOILS REPORT.
  - CONCRETE SHALL NOT BE POURED ON FROZEN SOIL.
  - ADEQUATE DRAINAGE SHALL BE PROVIDED TO CHANNEL SURFACE WATER FLOWS AWAY FROM THE BUILDING FOUNDATION LINE FOR A MINIMUM DISTANCE OF 10 FT, RECOMMENDED SLOPES OF 8% FOR UNPAVED AREAS AND 2% FOR PAVED AREAS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.
  - IMPERMEABLE GUTTERS OR PIPING SHALL BE EMPLOYED TO CHANNEL WATER FLOWS FROM EAVE TROUGHS AND FROST TAPS AWAY FROM FOUNDATION LINE FOR A MINIMUM DISTANCE OF 10'. LAWN SPRINKLERS SHOULD BE LOCATED A MINIMUM OF 10' FROM FOUNDATION LINE.
  - IT IS RECOMMENDED A PERIMETER DRAIN BE INSTALLED AROUND THE PERIMETER OF THE FOUNDATION. REFER TO SOILS REPORT FOR TYPICAL DETAILS.
  - PROVISIONS SHALL BE TAKEN TO ADEQUATELY SUPPORT FOUNDATION WALLS FROM LATERAL STRESS PRIOR TO BACKFILLING (ADEQUATE CURING TIME CRITICAL).
  - MATERIAL USED TO BACKFILL THE FOUNDATION EXCAVATION SHALL NOT BE EXPANSIVE IN NATURE.
  - THE FOUNDATION EXCAVATION AND FORMS SHALL BE INSPECTED BY A REPRESENTATIVE OF THE DESIGN ENGINEER PRIOR TO PLACEMENT OF CONCRETE. PROVIDE A MINIMUM OF 24 HOURS NOTICE FOR REQUIRED INSPECTIONS.
  - FOUNDATION CONSTRUCTION, INCLUDING EXCAVATION, COMPACTION, BACKFILLING, AND SUBSURFACE DRAINS SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S SUBSURFACE SOILS RECOMMENDATIONS FOR THIS PROPERTY.
  - A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED TO INSPECT THE EXCAVATION PRIOR TO PLACEMENT OF CONCRETE FORMS TO CONFIRM THE GEOTECHNICAL DESIGN PARAMETERS ARE AS ANTICIPATED.
  - A REPRESENTATIVE OF/OR THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED TO INSPECT AND CERTIFY THAT THE EXCAVATION AND PLACEMENT OF STRUCTURAL FILL IS CONSISTENT WITH THE GEOTECHNICAL DESIGN PARAMETERS AND CONSTRUCTION GUIDELINES ASSUMED FOR DESIGN PURPOSES.
  - REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION ON SUBGRADE COMPACTION REQUIREMENTS.
  - ALL FRAMING TO COMPLY WITH 2000 IBC, SECTION 2308.

INSPECTIONS:

EXCAVATION	_____	DATE	_____
STRUCTURAL FILL	_____	DATE	_____
FOOTINGS	_____	DATE	_____
FORMS	_____	DATE	_____
AS-BUILT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS	_____	DATE	_____

*Foundation Only*  
**ACCEPTED** SLC 5/25/06  
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.

**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

REVISIONS	BY
<b>EMMANUEL BAPTIST CHURCH</b> 395 31 5/8 ROAD CLIFTON, CO 81520	
<b>Wens Construction, Inc.</b> 694 29 1/2 Road Grand Junction, CO 81504 (970) 257-1710	
<b>ZAO Engineers, Ltd.</b> 2784 Compass Dr., #230 Grand Junction, Co. 81506 (970) 241-5623	
Date	5/9/06
Scale	as shown