

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2963 Great Plains No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2943-324-14-004 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Red Tail Ridge I Sq. Ft. of Lot / Parcel _____
 Filing 1 Block 3 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ridmore Enterprises
 Address 703 23rd Rd
 City / State / Zip G.J. CO. 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 4'-6' Tall Retaining Wall

APPLICANT INFORMATION:

Name Keith Davis
 Address 703 23rd Rd
 City / State / Zip G.J. CO. 81505
 Telephone 272-7444
Cell 234-8053

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

NOTES: Retaining wall per engineered plan dated 10/9/06

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>RSF-W</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>n.a</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	Location Approval <u>[Signature]</u> (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).

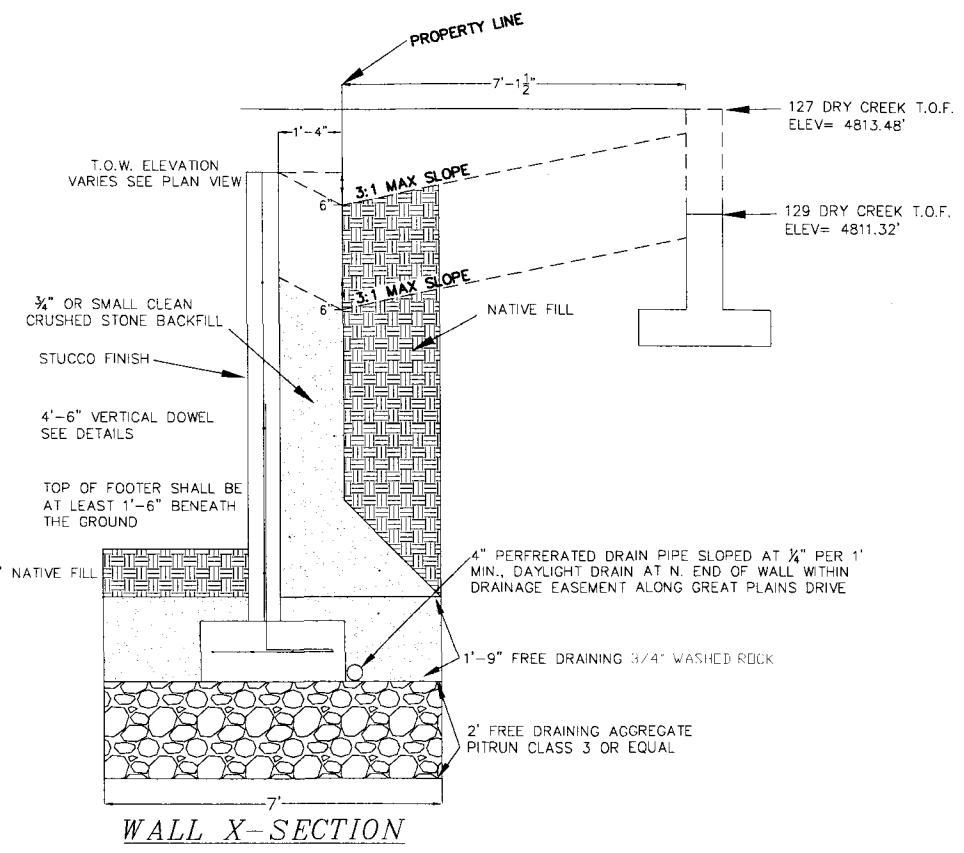
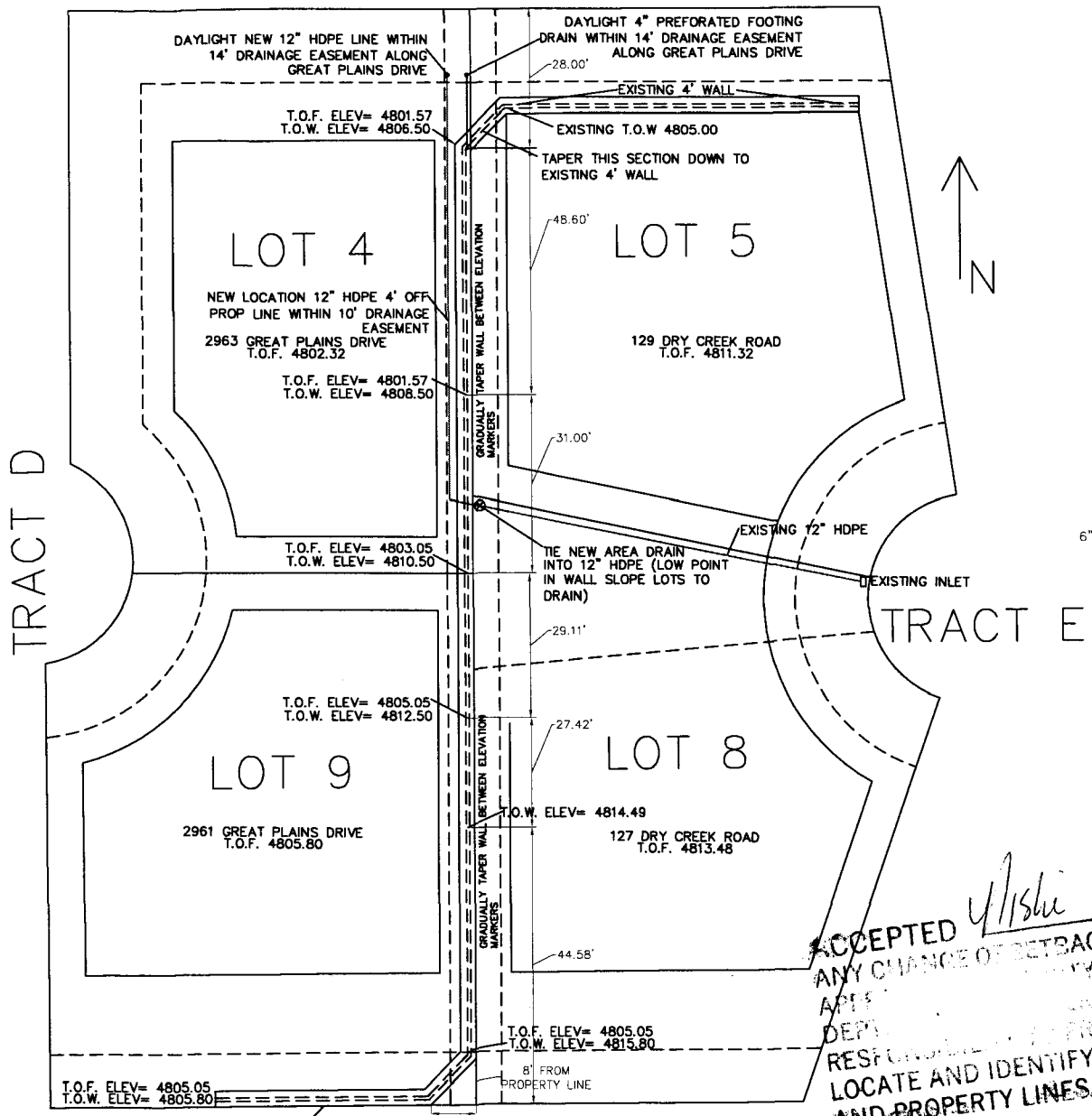
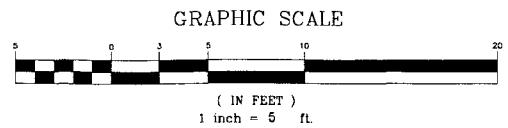
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/12/06
 Department Approval [Signature] Date 10/17/06

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>Kate Elsbury</u> Date <u>10/17/06</u>

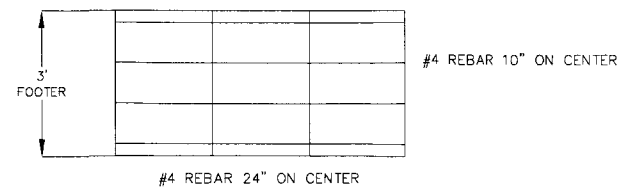
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GREAT PLAINS DRIVE

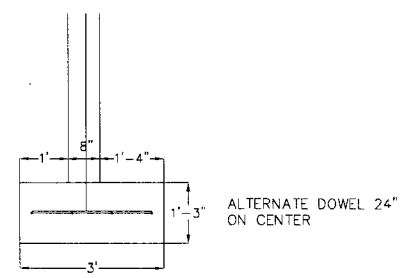


- NOTES:
1. REINFORCING BARS SHALL CONFORM TO ASTM SPECIFICATIONS AND SHALL BE GRADE 60.
 2. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF AC1318 AND 301, LATEST EDITION.
 3. ALL CONSTRUCTION IS TO BE IN CONFORMANCE WITH 2000 IRC.
 4. THE CONTRACTOR IS RESPONSIBLE FOR CROSS-REFERENCING ALL PLANS TO ASSURE THAT NO EMISSIONS OR DISCREPANCIES EXIST, THAT WILL ADVERSELY AFFECT THE CONSTRUCTION OR INTEGRITY OF THE FINISHED PRODUCT.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MESA COUNTY SPECIFICATIONS, STANDARD DRAWINGS, AND STANDARD CONTRACT DOCUMENTS.
 6. ALL WORK AS DESCRIBED HEREIN WILL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES IN EFFECT AT THE TIME OF INSTALLATION.
 7. TO PROTECT THE SOILS UNDER THE FOUNDATION, ROOF DRAIN SPOUTS MUST OUTLET AT LEAST TEN FEET FROM THE FOUNDATION. FINAL GRADE MUST SLOPE AWAY FROM THE FOUNDATION ONE FOOT FOR EVERY TEN FEET.
 8. A BEARING PRESSURE OF 1000 PSF WAS USED IN THE DESIGN OF THIS FOUNDATION. HOWEVER, IF THE BEARING PRESSURE IS FOUND TO BE DIFFERENT, PLEASE CONTACT RHINO ENGINEERING.
 9. BOTTOM OF FOOTER ELEVATION IS 2' BELOW TOP OF FOUNDATION ELEVATION OF LOTS 4 & 9.

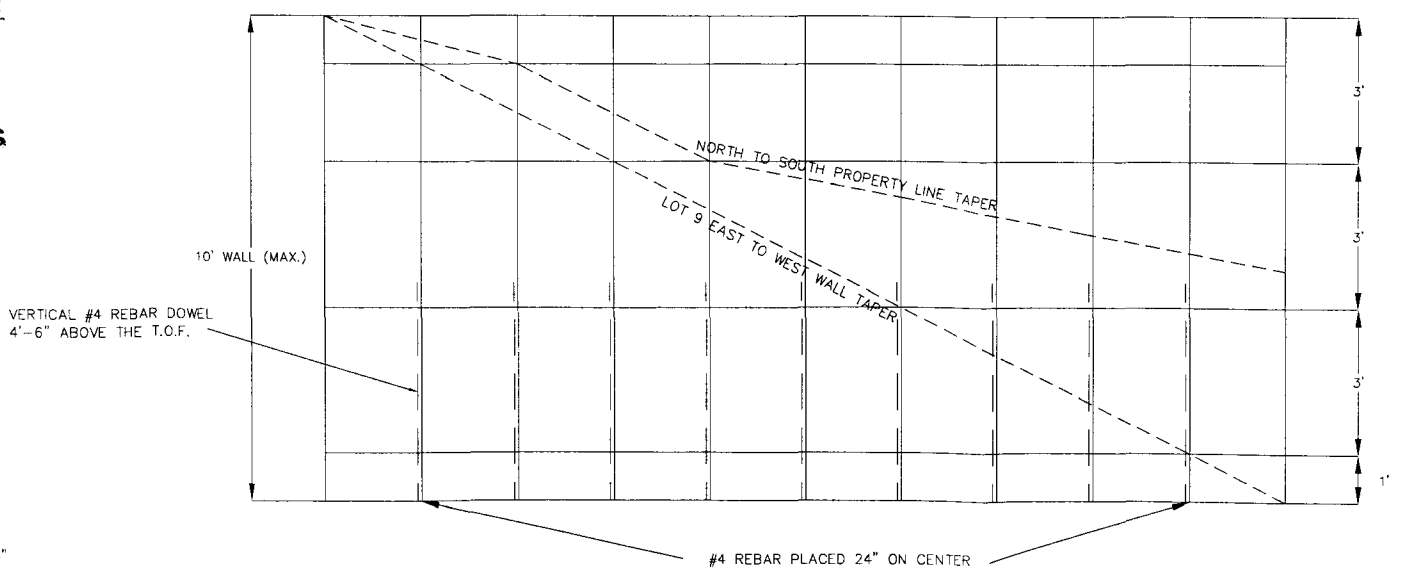
ACCEPTED *Alister Morgan 10/17/06*
 ANY CHANGE OF DETAIL MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE CONTRACTOR'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



FOOTER REBAR PLAN VIEW



FOOTER X-SECTION



10' WALL REBAR PLAN & TAPER VIEW

REVISION	DATE	DESCRIPTION	BY	CK
1	10-17-06	CITY OF GJ COMMENTS #1	KD	

RETAINING WALL
RED TAIL RIDGE
GRAND JUNCTION, COLORADO

RHINO ENGINEERING, INC.
1229 N 23TH ST SUITE 201
GRAND JUNCTION, CO 81501
970.241.6027 fax 970.256.7992

PREPARED BY: JLC
REVIEW BY: JEK
DATE: 10/9/06
SCALE: 1" = 5'
PROJECT NO: 26036.02
SHEET NO: 1