

L.A. Station 8/1/04

FEE \$	10
TCP \$	1589
SIF \$	460

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. AL

Building Address 2691 Whisper Ct

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-264-46-001

Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 21669

Subdivision Secret Canyon at Spyglass Ridge

Sq. Ft. of Lot / Parcel 8512

Filing -3 Block N/A Lot 31

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2600

Height of Proposed Structure 25 ft

### OWNER INFORMATION:

Name Zeck Homes, Inc

### DESCRIPTION OF WORK & INTENDED USE:

Address 1950 Hwy 6 + 50

New Single Family Home (\*check type below)

City / State / Zip Fruita, CO 81521

Interior Remodel  Addition

Other (please specify): \_\_\_\_\_

### APPLICANT INFORMATION:

Name Zeck Homes, Inc

### \*TYPE OF HOME PROPOSED:

Address 1950 Hwy 6 + 50

Site Built  Manufactured Home (UBC)

City / State / Zip Fruita, CO 81521

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

Telephone (970) 858-0178

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 R-2

Maximum coverage of lot by structures 70%

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES  NO

Side 5 from PL Rear 10 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35

Special Conditions Lot Drainage OK - 10/7/08 PAID 2/13/08

Voting District E Driveway Location Approval PH  
(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 Jeni Arnold Date 1/17/08

Department Approval PH fit Dunlop Date 2/14/08

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. Plaid OMSD

Utility Accounting UBensley Date 2/14/08

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)

**IDENTIFY @ LOT SURVEY:**

- \*Water/sewer stubs & penetrations
- \*Electrical panel placement
- \*Gas meter placement
- \*UFER ground placement
- \*Internet placement (if applicable)
- \*Drainage arrows for flatwork & lot drainage
- \*T.D.F. versus Established Bench Mark
- \*Verify dims between property pins in Field
- \*Notate ANY witness corners
- \*Call line locate PRIOR to excavation

1-800-922-1987



N

2691 Whisper Court  
Lot 37

8512 sq. ft.

Drainage type "A"

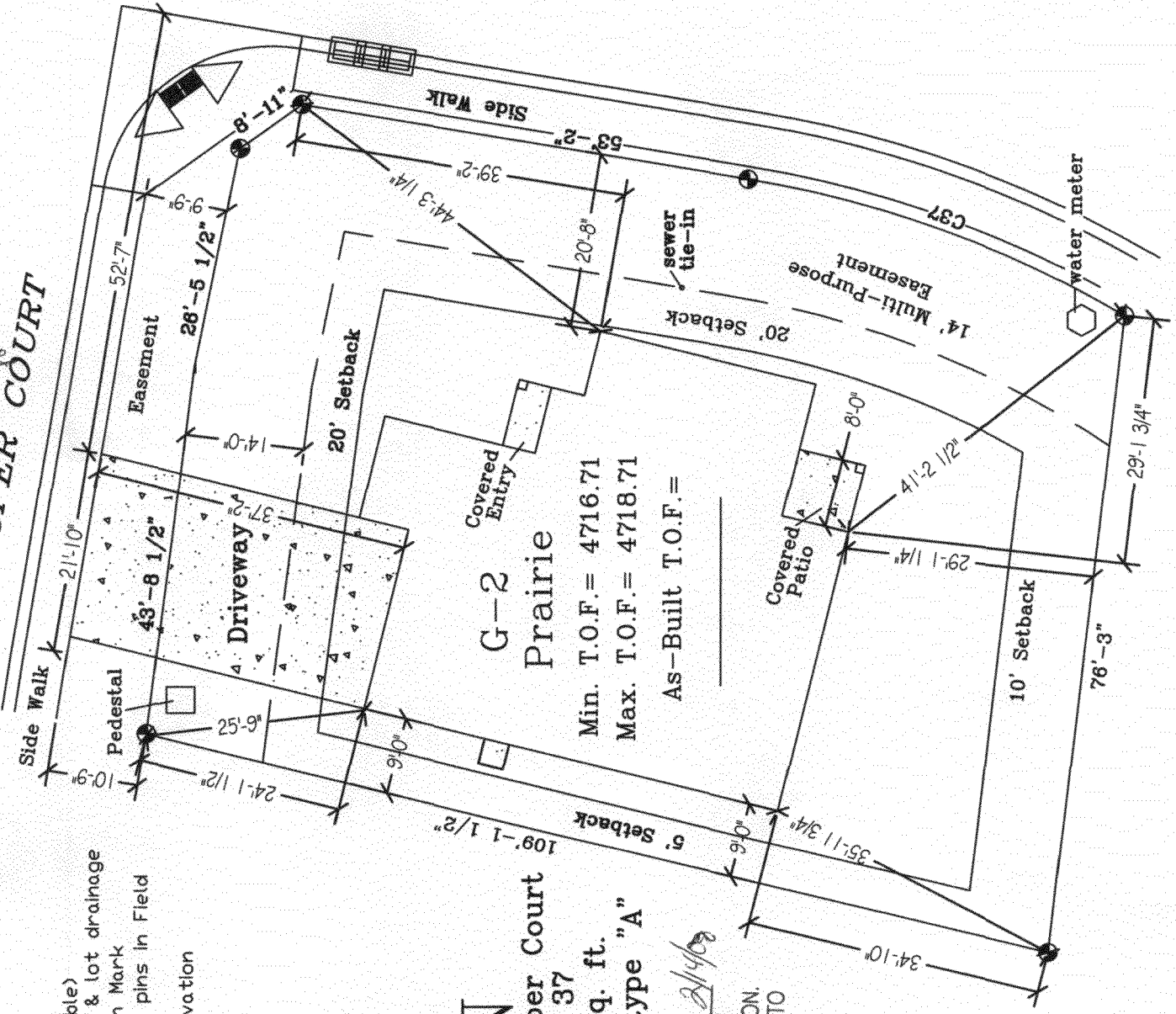
ACCEPTED *JA Setback 2/4/08*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ATTENTION:  
 \*Gas/ Power Provider  
 \*Electrician  
 \*Plumber  
 \*Zeck Homes  
 \*Concrete contractor

**WHISPER COURT**

*Drive Only*



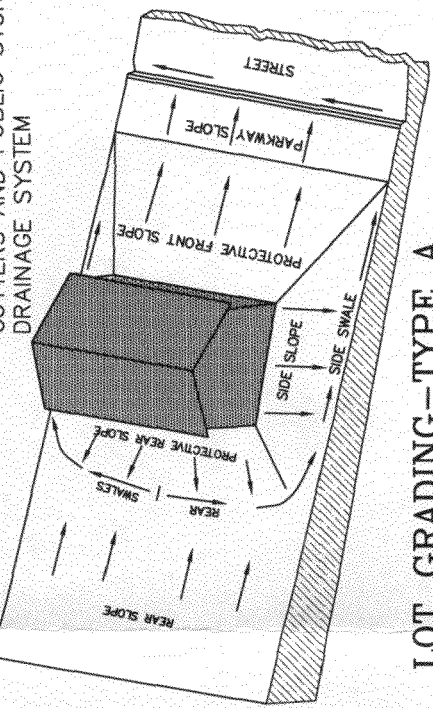
G-2  
Prairie

Min. T.O.F. = 4716.71

Max. T.O.F. = 4718.71

As-Built T.O.F. =

STORM DRAINAGE SYSTEM



**LOT GRADING—TYPE A  
ALL DRAINAGE TO STREET**

SCALE: 1" = 20'

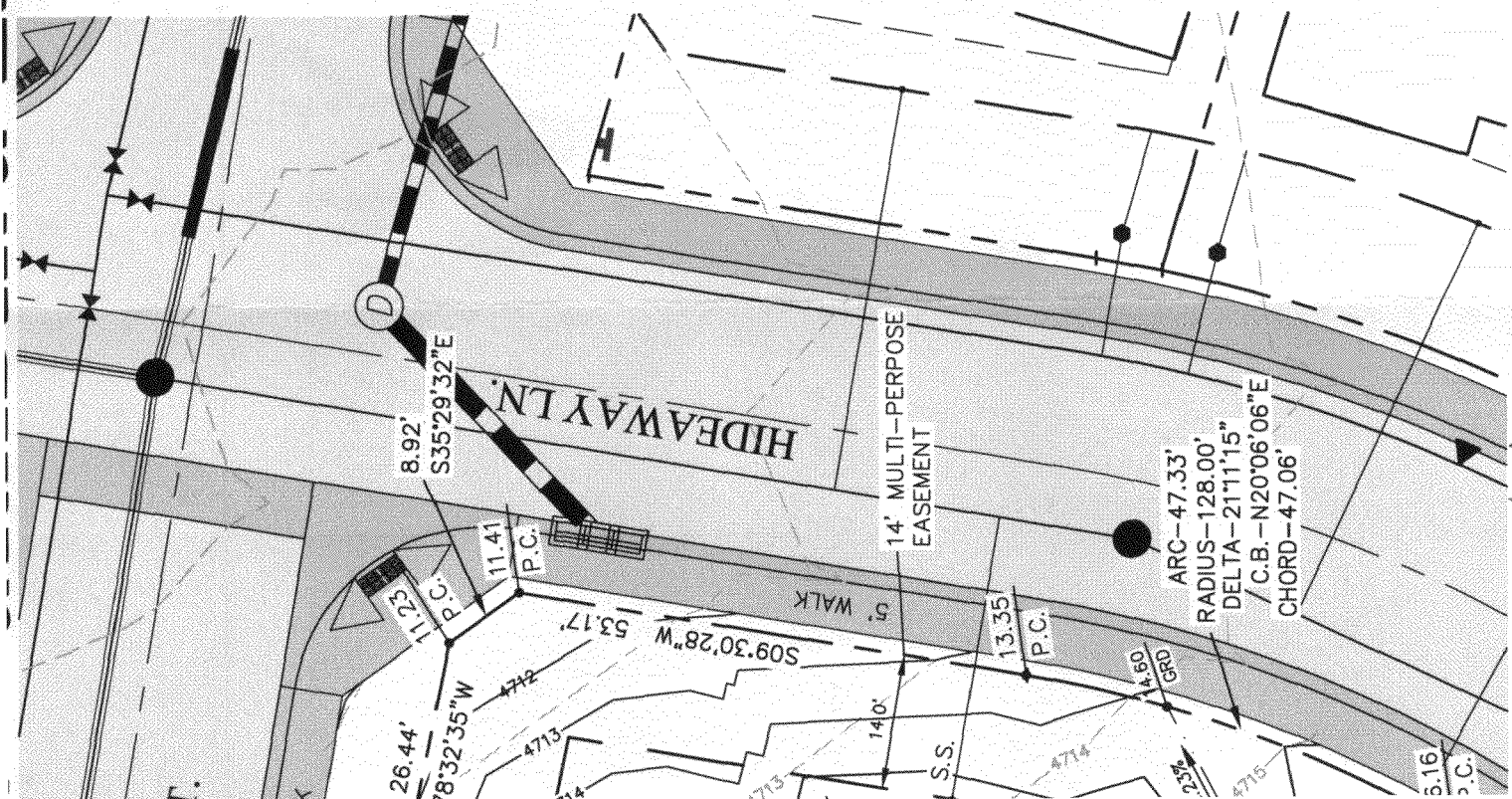
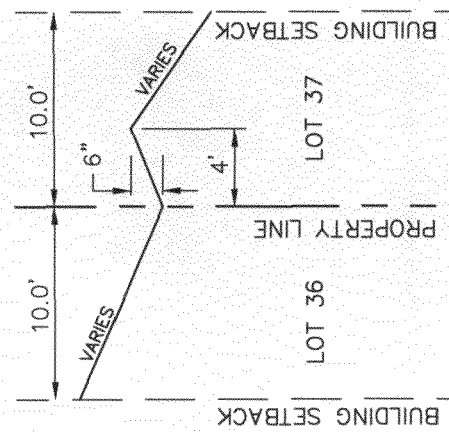


**GENERAL GRADING NOTES:**

1. LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR IS TO CONTACT AFFECTED UTILITY COMPANY FOR SPECIFIC LOCATIONS BEFORE DIGGING.
2. CONTRACTOR SHALL GIVE 48 HOURS NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED PERMITS SHALL BE OBTAINED AT THE CONTRACTOR'S EXPENSE.
3. INDIVIDUAL LOTS SHALL BE LAID OUT SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND SHALL BE COORDINATED WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA.
4. ALL LOTS MUST BE GRADED TO MEET THE ELEVATION OF ADJOINING PROPERTY TO PROVIDE ADEQUATE ACCESS.
5. DRAINAGE SHALL AVOID CONCENTRATION OF STORM DRAINAGE WATER FROM EACH LOT TO ADJACENT LOTS AND NO PERSON MAY DIVERT OR IMPOUND THE NATURAL FLOW OF SURFACE WATERS, IN A MANNER THAT DAMAGES THE PROPERTY OF ANOTHER BY THE OVERFLOW OF THE WATER DIVERTED OR IMPOUNDED.
6. LOT GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, RULES AND REGULATIONS, AS WELL AS THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

**LEGEND:**

- 16.50' FINISHED GRADE ELEVATION
- 15.50' FLOW LINE OF DRAINAGE SWALE
- 15.50' HIGH POINT OF DRAINAGE SWALE
- 16.50' PROPERTY CORNER ELEVATION
- 16.50' SLOPE OF FINISHED GRADE
- 9.50% TOP OF FOUNDATION/FINISHED FLOOR
- T.O.F.
- 4719' EXISTING CONTOUR
- 4719' PROPOSED CONTOUR



GRADING AT FOR

**COLORADO STRUCTURAL CONSULTANTS.**

P.O.Box 24222 Denver CO 80224, Tel: (303) 741-4521, Fax: (303) 741-8690  
Cell: (939-3405720)

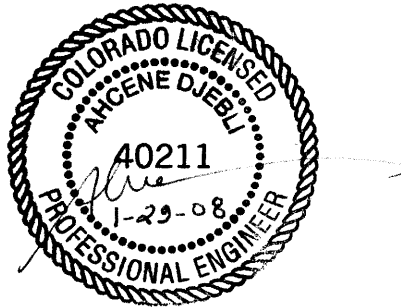
Ref: Residence  
2691 Whisper Court  
Grand Junction, CO

To: Mesa County Building department  
Grand Junction, Colorado

Colorado Structural Consultant issued a foundation plan for the above building on January 2008. The foundation design was engineered according to the geotechnical report: GJLD Job#93351-GJ issued by Grand Junction Lincoln-DeVORE, Inc, on January 3<sup>rd</sup>, 2008 for lots 37&38, Spyglass ridge, Filing 3.

If there are any questions regarding the above mentioned report, please feel free to contact us at your convenience.

Sincerely,



Ahcene Djebli, PhD (u), PE