

FEE \$	10 ⁰⁰
TCP \$	1589 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Life Station #1,104
 Building Address 2658 Eagle Ridge Dr. G.J., Co
 Parcel No. 2945-264-41-011
 Subdivision Spy Glass Ridge
 Filing 1 Block _____ Lot 74

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed Appx 3100
 Sq. Ft. of Lot / Parcel 10,261
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Appx 4200 4170
 Height of Proposed Structure 21' 10"

OWNER INFORMATION:

Name Tim Chism & Ralph Garver
 Address 1203 Gunnison Ave
 City / State / Zip G.J., Co 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Dorsey Custom Homes + Framing
 Address P.O. Box 40483
 City / State / Zip Grand Jct, Co 81504
 Telephone 970-986-1783

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

NOTES: Engineered foundation, grading + drainage plan
OK FBT 2/28/08

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

PAID

ZONE R-2 / Cluster Maximum coverage of lot by structures 30%
 SETBACKS: Front 25' from property line (PL) TE Permanent Foundation Required: YES NO _____
 Side 10' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions Type A - One Story Home -
 Voting District E Driveway Location Approval PD - Site specific Grading + Drainage Plan
 (Engineer's Initials) prepared by Registered Engineer required

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 Robert Dury Date 2-12-08
 Department Approval PD Wendy Spurr CM Date 2/24/08 Renewed 1/14/09
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. PD OMSD 1/22/09
 Utility Accounting C. Beusley Date 1/22/09

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)

↑
North

CHISM/GARVER Residence

2658 Eagle Ridge Dr.

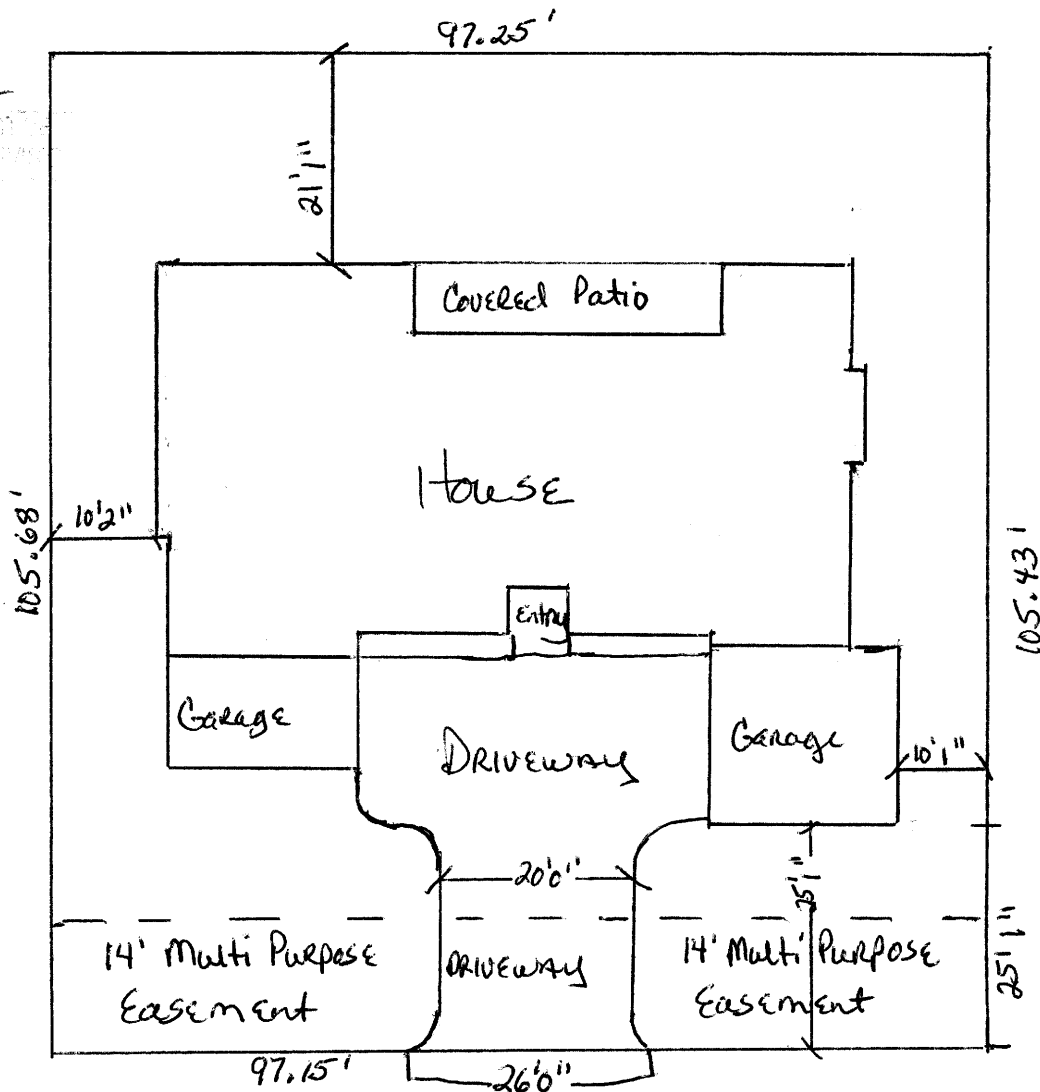
Grand Jet, Co 81503

Spy Glass Ridge Subdivision

Lot #74 / Filing #1

Tax Parcel # 2945-264-41-001

~~ACCEPTED BY [Signature]~~
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.



← Eagle Ridge Drive →

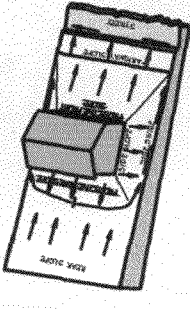
ACCEPTED
 ANY CHANGE OF SETBACKS MUST
 BE APPROVED BY THE CITY PLANNING DIVISION
 THE APPLICANT'S RESPONSIBILITY
 TO VERIFY THE PROPER LOCATION AND WIDTH OF
 EASEMENTS

75
 TYPE A

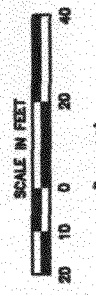
PROJECT BENCHMARK - 4848.08 FEET
 USGS BRASS DISK IN CONCRETE, MESA
 COUNTY GPS ID P021, LOCATED
 S67°02'47"E 195.72' FROM THE
 NORTHWEST CORNER OF THE SUBDIVISION
 PROPERTY (CTR SOUTH 1/16 COR SEC 26
 T1S R1V 1W)

GRADING/UTILITY NOTES:

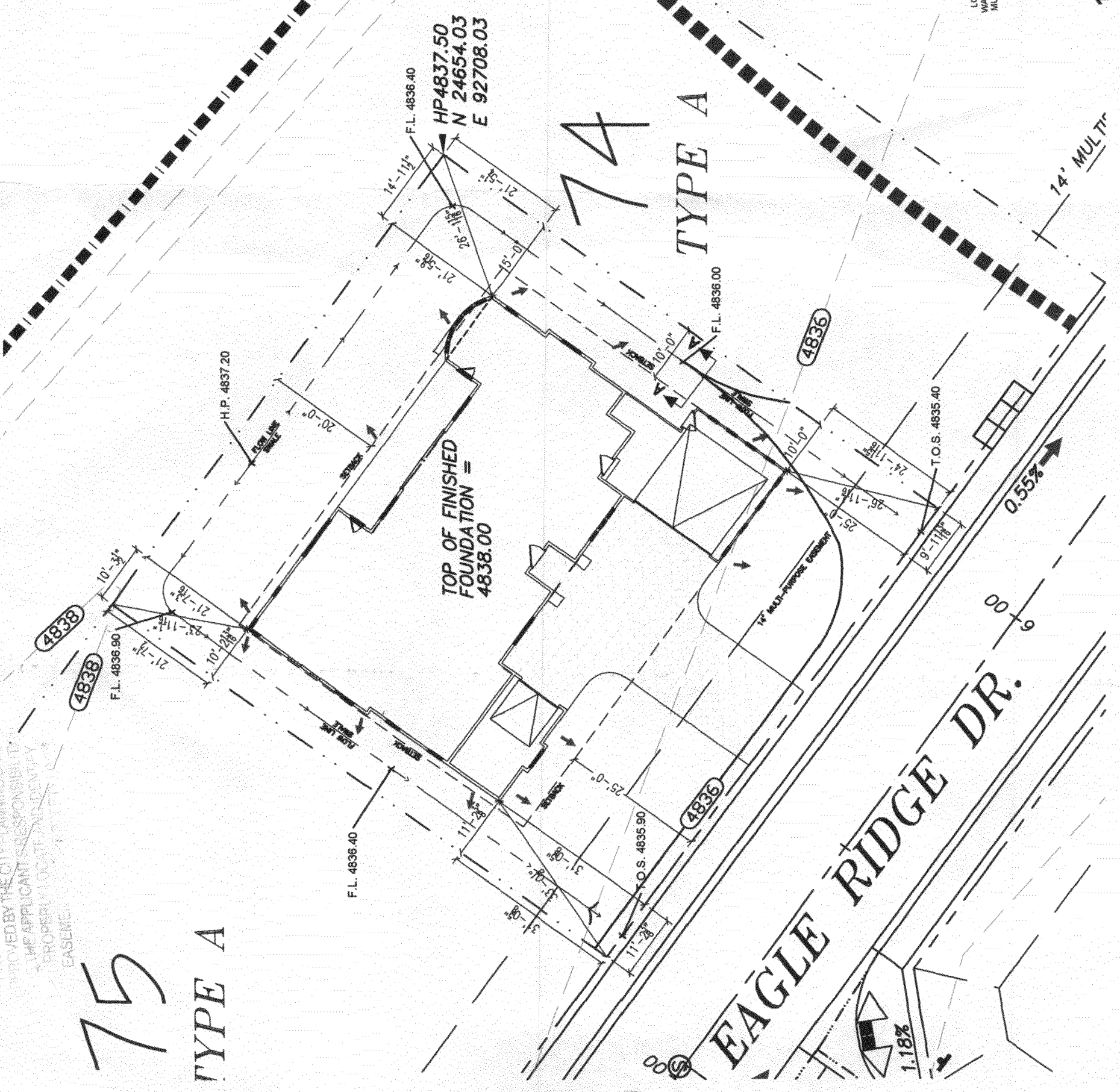
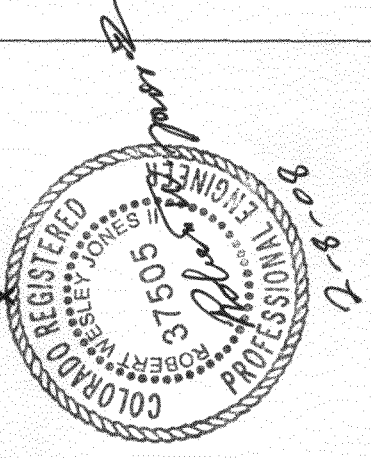
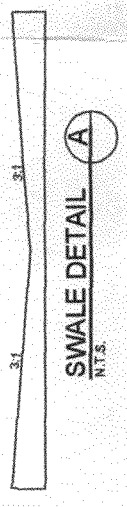
- THIS GRADING & DRAINAGE PLAN REQUIRES THE BUILDER & HOMEOWNER TO HAVE A MINIMUM 5' ROCKS OF CONCRETE AREA AROUND THE ENTIRE HOUSE THAT IS DEVOID OF ANY LANDSCAPING OR REMEDIATION. CONTRACTOR & HOMEOWNER MUST ALSO ENSURE THAT ROOF DRAIN DOWNSPUTS ARE EITHER TYPED OR DISCHARGED A MINIMUM OF 5' OUT AND AWAY FROM THE EDGE OF THE FOUNDATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INTERFERENCES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO DRAIN 0.75% MIN. SLOPE AGAINST ALL OUTLETS TO PREVENT PROBLEMS. ANY DISCREPANCIES SHALL BE PROMPTED TO THE ENGINEER IN WRITING IMMEDIATELY.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO CONSTRUCTION OR EXCAVATION. SHARPLY SLOVED AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONTRACTOR SHALL COMMENCE REMEDIATION AT THE CLOSEST POINTS CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SUBBASE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MOISTURE PROCTOR METHOD).
- SET BACKS SHALL BE RESTORED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND SETBACKS OF THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION AND SETBACKS. ALL SETBACKS SHALL BE COMPACTED TO 95% OPTIMUM DENSITY WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OPTIMUM DENSITY PRIOR TO CONSTRUCTION. ALL EXCAVATED AREAS SHALL BE COMPACTED TO 95% OPTIMUM DENSITY. EXCEEDS 2% ABOVE MIN. 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED LICENSED SOILS ENGINEER, CERTIFYING THAT THE SUBBASE WITHIN THE AREAS TO BE PAVED HAS BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INCEPTION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS SHOWN BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- SLOPES GREATER THAN 3% SHALL BE STABILIZED WITH TURF REINFORCEMENT MAT (SYNTHETIC INDUSTRIES HARLOCK TRM 400 OR EQUIVALENT MATERIAL) AND PERMANENT VEGETATIVE COVER AT COMPLETION OF FINAL GRADING OF THE SLOPE.
- THIS DRAWING DOES NOT INCLUDE NECESSARY CONSIDERATIONS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREIN APPROPRIATE.
- SURFACE RESTORATION SHALL BE AS FOLLOWS:
 A. THE GRADE ALL AREAS DISTURBED BY THE CONSTRUCTION OPERATIONS AFTER COMPLETION OF THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
 B. ALL AREAS TO BE RESTORED SHALL BE GRaded AS REQUIRED TO MATCH THE EXISTING GROUND LINE.
 C. SURFACE TREATMENT, GRADE ALL OTHER AREAS TO MATCH THE EXISTING GROUND LINE.
 D. REPLACE AND REPAIR ANY SURFACE IMPROVEMENTS DAMAGED OR REMOVED CONFORM TO CITY OF GRAND JUNCTION STANDARDS.



LOT GRADING - TYPE A
 ALL DRAINAGE TO STREET
 N.T.S.



- LEGEND**
- EXISTING 2' CONTOUR
 - NEW CONTOUR
 - PROPOSED FLOW/SWALE LINE
 - SETBACK LINE
 - EASEMENT LINE
 - PROPERTY LINE
 - DRAINAGE ARROWS
 - CONTOUR REFERENCE NUMBER
 - SPOT ELEVATIONS



Vortex Engineering, Inc.
 CONSULTING MANAGERS & SITE PLANNERS
 200 Utah Valley Drive
 Provo, Utah 84601
 Phone: (801) 244-4881
 Fax: (801) 244-7008

PROJECT: DORSEY CUSTOM HOMES
 LOT 74 - 2888 EAGLE RIDGE DR.
 SPYGLASS RIDGE PHASE 1

TITLE: GRADING & DRAINAGE

DATE: 11-20-08
 DRAWN BY: J.R. FILLERUP
 CHECKED BY: J.R. FILLERUP
 SCALE: AS SHOWN

R.W. JONES II
 ARCHITECT

J.R. FILLERUP
 ARCHITECT

LOCATION OF UTILITIES SHOWN HEREON
 WAS PROVIDED BY OTHERS. CONTRACTOR
 MUST VERIFY LOCATION OF ALL EXISTING
 UTILITIES PRIOR TO CONSTRUCTION.



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