

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 53015

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1195 Santa Clara Ave. TAX SCHEDULE NO. 2945/234/00/019
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 82 x 26
 FILING _____ BLK _____ LOT 19 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Mike Helm NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3285 C 1/2 Rd. NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-523-1540 USE OF EXISTING BLDGS _____
 (2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE: new home
 (2) ADDRESS _____ S/F
 (2) TELEPHONE _____

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req't see also letter concerning access off Santa Clara
 Side 5' from PL Rear 15' from PL Special Conditions see copy of letter from Colorado Geological Survey dated July 14, 1995
 Maximum Height 32' CENS.T. 13 T.ZONE 80 ANN# 97

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Mike Helm Date 7-26-95

Department Approval Kathy Porter Date 7-26-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8501 S/F

Utility Accounting Mellie Fowler Date 7-31-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

River

Santa Clara

373'

445.75'

HOUSE

916.25'

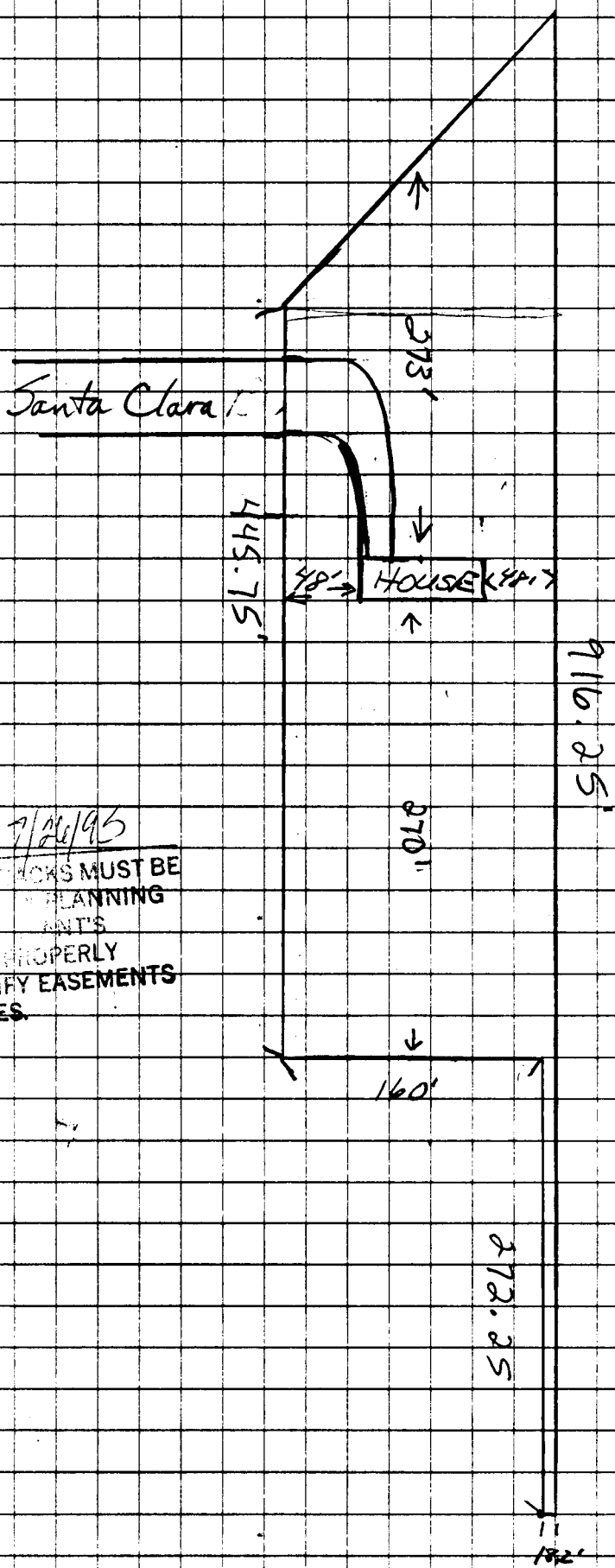
270''

160'

272.25'

182'

ACCEPTED *KA 7/26/95*
 ANY CHANGE TO THIS PLAN MUST BE
 APPROVED BY THE PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Copy to attach to our Planning Division

STATE OF COLORADO

COLORADO GEOLOGICAL SURVEY
Division of Minerals and Geology
Department of Natural Resources
1313 Sherman Street, Room 715
Denver, Colorado 80203
Phone (303) 866-2611
FAX (303) 866-2461



**DEPARTMENT OF
NATURAL
RESOURCES**

Roy Romer
Governor
James S. Lochhead
Executive Director
Michael B. Long
Division Director
Vicki Cowart
State Geologist
and Director

FAXED
7/14/95

**RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT**
JUL 21 RECD

July 14, 1995

MA-95-0046

Ms. Kathy Portner
City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501-2668

Re: Proposed Building Site Immediately to the East-Southeast of the Intersection of Santa Clara Avenue and Olsen Avenue, Lamplite Subdivision Area, Grand Junction

Dear Ms. Portner:

At your request, we have made a field inspection of the area of the proposed Mike Helm property purchase as indicated above. The parcel inspected is that indicated south of your dashed line as shown on your telefacsimile to us dated June 23, 1995. I apologize for the delay in our response which has been caused by the large number of review requests which we have received lately. I also consulted with Mr. Jeffrey L. Hynes of our staff who made the 1986 Lamplite-subdivision landslide-hazard investigation prepared at the City's request. This was done partially to determine the cause of the ground failure on the north side of Santa Clara Avenue which had severely damaged several houses.

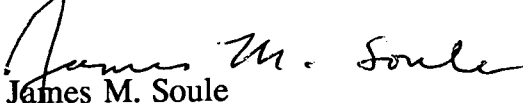
(1) The general geology of this area in the natural state consists of a gravel terrace of ancestral Colorado River-Gunnison River drainage (it is uncertain which river produced the gravel deposit as the confluence of the rivers may have moved with time) which overlies the Mancos Shale bedrock. There is a thin veneer of loess (wind-deposited sand and silt) on the terrace gravels. The gravel probably is variable in thickness across the area; as seen in the steep slope north of the subject parcel, it is about 10-ft thick. In the area of the Lamplite landslide north of Santa Clara Avenue and west-northwest of the subject parcel, uncontrolled fill was apparently placed over a pre-existing landslide feature by the developer of the subdivision prior to construction of houses on it. Except for minor domestic trash and debris, there is no fill on the subject parcel. There is also no evidence of natural present or past landslide movement on it.

(2) Because of the several-hundred-foot distance of the proposed building site from the steep slope above the Colorado River, the occurrence of surficial gravel which typically has excellent foundation-stability characteristics, and Mr. Helm's plans to build a residence with-

Ms. Kathy Portner
July 14, 1995
Page 2

out a basement, we have no geology related objection to your permitting use of this parcel as a residential building site. In a 'phone conversation with Mr. Helm a few days ago, I indicated to him that he is best advised to not irrigate landscaping on his lot excessively, It is not clear from the submitted document how large Mr. Helm's lot will be, but excessive water infiltration in the area might eventually result in development of a local perched water table on the Mancos Shale (a common occurrence in the Grand Junction area). If this occurs, it is conceivable that springs issuing at the base of the gravel on the steep slope north of the site could destabilize the slope there and cause a landslide not unlike the one that occurred naturally north of and prior to establishment of Santa Clara Avenue.

Sincerely,


James M. Soule
Engineering Geologist

cc: Mike Helm
Jeffrey L. Hynes



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(970) 244-1430 FAX (970) 244-1599

June 7, 1995

Dan Watson
Cole & Co. Realty
2755 North Avenue
Grand Junction, CO 81501

Dear Mr. Watson:

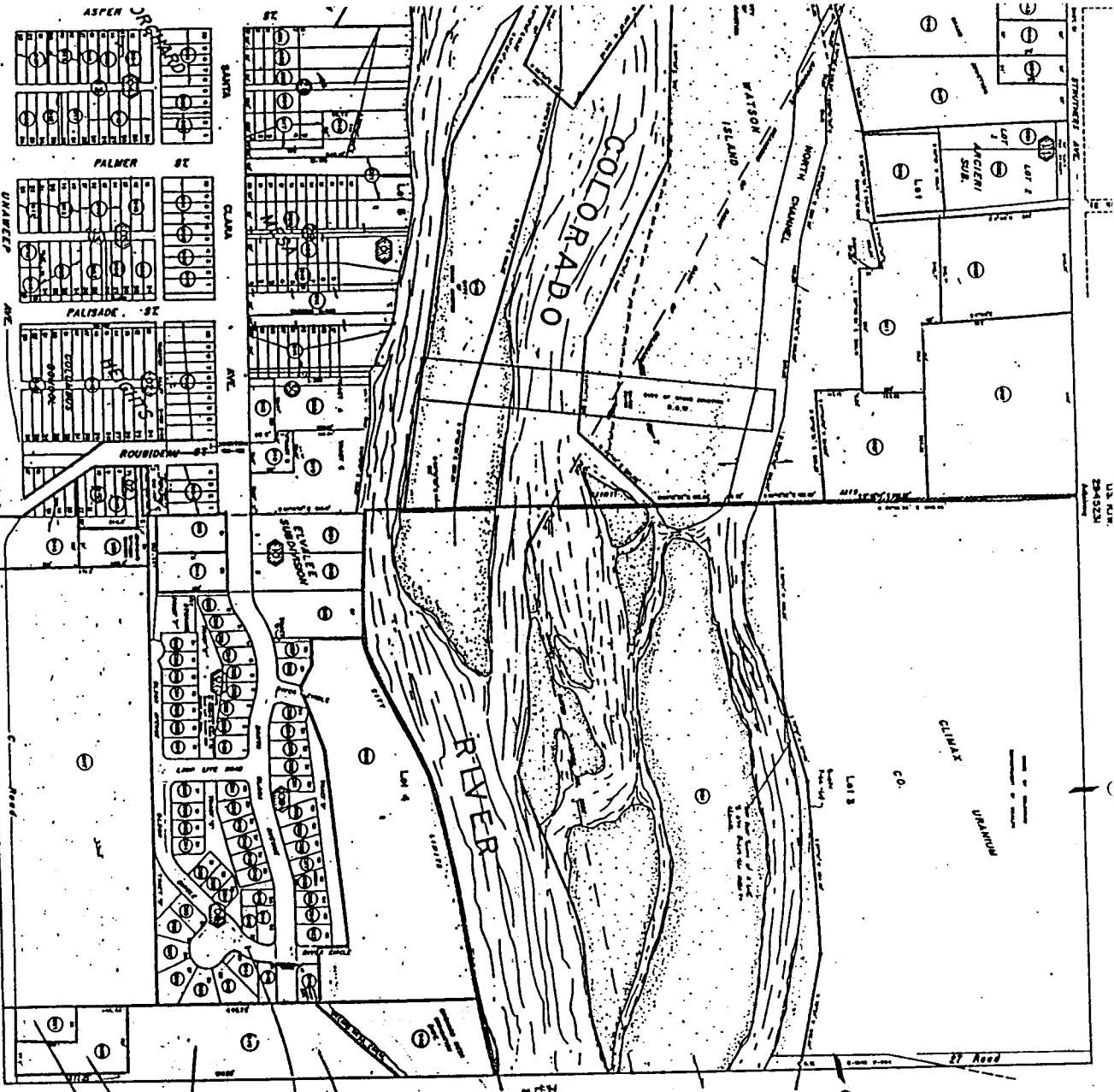
The property located at the east end of Santa Clara Avenue (tax schedule number 2945-234-00-019) abuts an unimproved stub of Santa Clara on the west as well as UnawEEP Avenue on the south. I understand a potential buyer of the property would like to construct a single family home on the site and requests that access be allowed off of Santa Clara rather than UnawEEP. The City agrees that access off Santa Clara is preferable to another driveway cut onto UnawEEP. Therefore, for the purposes of one single family home on the 2 1/4 acre site, access will be permitted across the unimproved Santa Clara right-of-way east of Olson Drive. A gravel driveway section shall be provided by the owner of the lot.

If you have any questions please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor



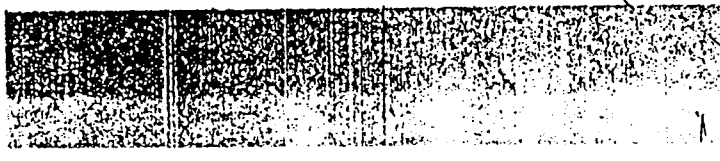
2945234
T.S. R.L.R.
E.P. 4/5/58

2945-234-00-019
place SE corner m
2 1/4 acres

Subject
property

2945-234-00-020
2945-234-00-021

Dan Watson
Colorado Realty
273-7711
2755 N. Ave
8501



ACCOUNT NO.

COLORADO GEOLOGICAL SURVEY

DEPARTMENT OF NATURAL RESOURCES

1313 Sherman Street, Room 715

Denver, Colorado 80203

Ph: (303) 866-2611

Fax: (303) 866-2461

96-7

INVOICE NO.

63434

INVOICE DATE

07-17-95

INVOICE

BILL TO:

DESCRIPTION

UNIT
COST

TOTAL

CONCRETE CURB SANTA ANITA

100.00

149.70

SUBTOTAL

Terms: NET 10 DAYS

TOTAL

\$149.70

PLEASE SHOW INVOICE NUMBER ON PAYMENT

Costs incurred to collect delinquent accounts will be added to balance due.


MICHAEL R HELM 08-94
BEVERLY HELM
3285 C 1/2 RD (303) 523-1540
PALISADE, CO 81526

675

82-91/1021

July 31 19 95

Pay to the Order of Colorado Geological Survey \$ 349.70
three hundred forty nine $\frac{70}{100}$ Dollars

 NORWEST BANKS
Norwest Bank Grand Junction, N.A.
(303) 242-8622
2808 North Avenue
Grand Junction, Colorado 81501

Memo _____ M. Helm
⑆ 102100918⑆ 6065055806⑈ 0675

paid out 8/19/95