FEE \$	10.00
TCP\$	10
SIF \$	292.00

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG PERMIT NO. 79955

(Single Family Residential and Accessory Structures)

Community Development Department

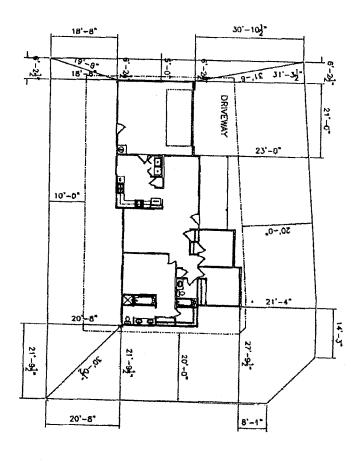
) Your Bridge



(Goldenrod: Utility Accounting)

BLDG ADDRESS 65 LAMICETT WAY	SQ. FT. OF PROPOSED BLDGS/ADDITION
TAX SCHEDULE NO. 7945-032-00-166	SQ. FT. OF EXISTING BLDGS
SUBDIVISION (ALCETT ESTATES	TOTAL SQ. FT. OF EXISTING & PROPOSED 13359
FILING BLK LOT	NO. OF DWELLING UNIT9:
(1) OWNER Lee Hones	Before: After: this Construction NO. OF BUILDINGS ON PARCEL .
(1) ADDRESS 655 (ROSSIW9 ST	Before: this Construction
(1) TELEPHONE 274-1891	USE OF EXISTING BUILDINGS
(2) APPLICANT M	DESCRIPTION OF WORK & INTENDED USE New Res' News
(2) ADDRESS	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
(2) TELEPHONE	Manufactured Home (HUD) Other (please specify)
REQUIRED: One plot plan, on 8 ½" x 11" paper, showing	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.
™ THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿
ZONE RMF-8	Maximum coverage of lot by structures
SETBACKS: Front 20 from property line (PL)	Permanent Foundation Required: YES X NO
or from center of ROW, whichever is greater Side from PL, Rear/ from F	Parking Req'mt 2
	Special Conditions
Maximum Height 35 '	CENSUS TRAFFIC 19 ANNX#
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).	
	d the information is correct; I agree to comply with any and all codes,
action, which may include but not necessarily be limited	to the project. I understand that failure to comply shall result in legal to non-use of the building(s).
Applicant Signature	Date 17 M4401
Department Approval C. taye, Subscience	Date 5/16/01
Additional water and/or sewer tap fee(s) are required:	
_ 1 1	YES NO WIO No 2 (2)
Utility Accounting f) a ques	YES NO W/O No G G G

(Pink: Building Department)



GARRETT WAY

GARRETT ESTATES SUBDIVISION

BLOCK 1 LOT 1 7205 SQ.FT.

DRIVE OL DRI 5/14/0/ 335 2 car



May 29, 2001

Lee Homes Inc. P.O. Box 40521 Grand Junction, CO 81504

Attention:

Mr. Rick Brown

Subject:

Excavation Observation

651 Garrett Way

Lot 1, Garrett Estates Subdivision, Block 1

Grand Junction, Colorado

Job No. 646

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation on May 18, 21, 22 and 23, 2001. Soils found in the excavation appeared to be consistent with those identified by the "Geotechnical Exploration for Garrett Estates in Grand Junction, Colorado" dated April 20, 2000, prepared by Western Colorado Testing Inc. (their Job No. 205900). We observed the completed excavation prior to fill placement and a proof roll, made by a JD600C with a full bucket of a 12-inch depth lift of fill that revealed no significant yielding on the area observed. We believe the foundation soils are suitable to support a shallow foundation system with a maximum bearing pressure of 1,000 paf as described in the referenced report. We understand turned down slab foundations are proposed for the residence and foundation plans have been reviewed by Mesa County Building Department. In our opinion, turned down slab foundations designed and constructed to meet or exceed Mesa County Minimum House Foundation Standards and the referenced report will be sultable for the residence. This opinion is based on observation of the completed excavation and proof roll of the proposed foundation subgrade.

We appreciate the opportunity to provide geotechnical services. When we can be of further service, please call.

Sincerely,

GEOTECHNICAL ENGINEERING GROUP, INC.

John P. Withers, P.E. Principal Engineer

JPW:mk (1 copy faxed)

Geotechnical, Environmental and Materials Testing Consultants

(970) 245-4078 • fax (970) 245-7115 685 West Gunnison Ave., Suite 110, Grand Junction, Colorado 81505