

234-0080

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 81833



Your Bridge to a Better Community

BLDG ADDRESS 658 Garrett way
 TAX SCHEDULE NO. 2945-032-82-003
 SUBDIVISION Garrett Estates
 FILING 1 BLK 2 LOT 3
 (1) OWNER Lee Hones
 (1) ADDRESS 569 S. westgate #3
 (1) TELEPHONE 245-0672
 (2) APPLICANT _____
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 1335 #
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1335 #
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS X
 DESCRIPTION OF WORK & INTENDED USE New Residence
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 RMF-8
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL
 Maximum Height 35

Maximum coverage of lot by structures 90%
 Permanent Foundation Required: YES X NO _____
 Parking Req'mt 2
 Special Conditions See attached note
 CENSUS 10 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).

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 20 Sept 01
 Department Approval C. Faye Nelson Date 9/28/01

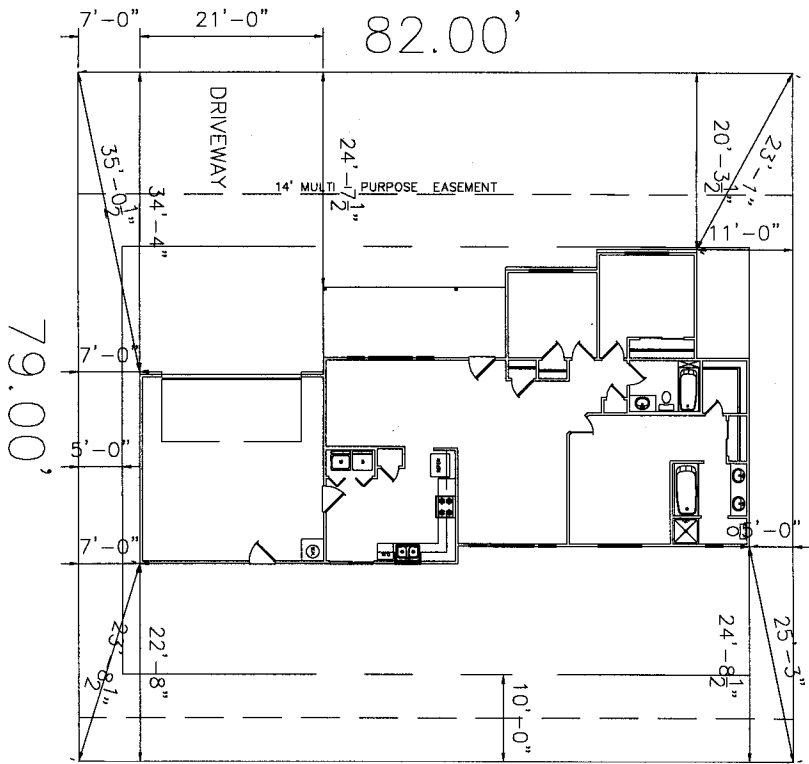
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>194290</u>
Utility Accounting <u>[Signature]</u>	Date <u>Oct 1, 2001</u>		

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)

GARRETT WAY

GARRETT ESTATES SUBDIVISION



B L O C K 2

LOT 3

6478 SQ. FT.

658 Garrett
1335

Drive
9/28/01

ACCEPTED *C. Hays Wilson*
10/1/01
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**Geotechnical
Engineering
Group, Inc.**

October 9, 2001

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

Attention: Mr. Rick Brown

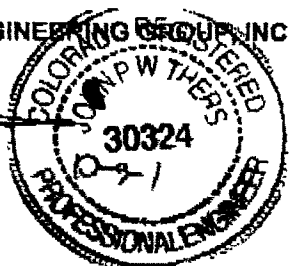
Subject: Excavation Observation
658 Garrett Way
Lot 3, Garrett Estates Subdivision, Block 2
Grand Junction, Colorado
Job No. 646

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation 2 times on October 5 and 8, 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 JD500C backhoe 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 psf 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 suitable 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
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