

FEE \$	10 <sup>00</sup>
TCP \$	<del>20</del>
SIF \$	292 <sup>00</sup>

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 78539



Your Bridge to a Better Community

BLDG ADDRESS 669 GARRETT WAY SQ. FT. OF PROPOSED BLDGS/ADDITION 1593  $\phi$   
 TAX SCHEDULE NO. 2945-032-00-166 SQ. FT. OF EXISTING BLDGS  $\times$   
 SUBDIVISION GARRETT STATES TOTAL SQ. FT. OF EXISTING & PROPOSED 1593  $\phi$   
 FILING 1 BLK 1 LOT 10 NO. OF DWELLING UNITS:  
 Before:  $\times$  After: 1 this Construction  
 (1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL  
 Before:  $\times$  After: 1 this Construction  
 (1) ADDRESS 3030 FLAMECREST USE OF EXISTING BUILDINGS  $\times$   
 (1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE New Residence  
 (2) APPLICANT  $\uparrow$   $\uparrow$  TYPE OF HOME PROPOSED:  
 (2) ADDRESS  $\uparrow$   $\uparrow$   Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE  $\uparrow$   $\uparrow$   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 Maximum coverage of lot by structures 70%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

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 23 JAN 01  
 Department Approval [Signature] Date 1/24/01

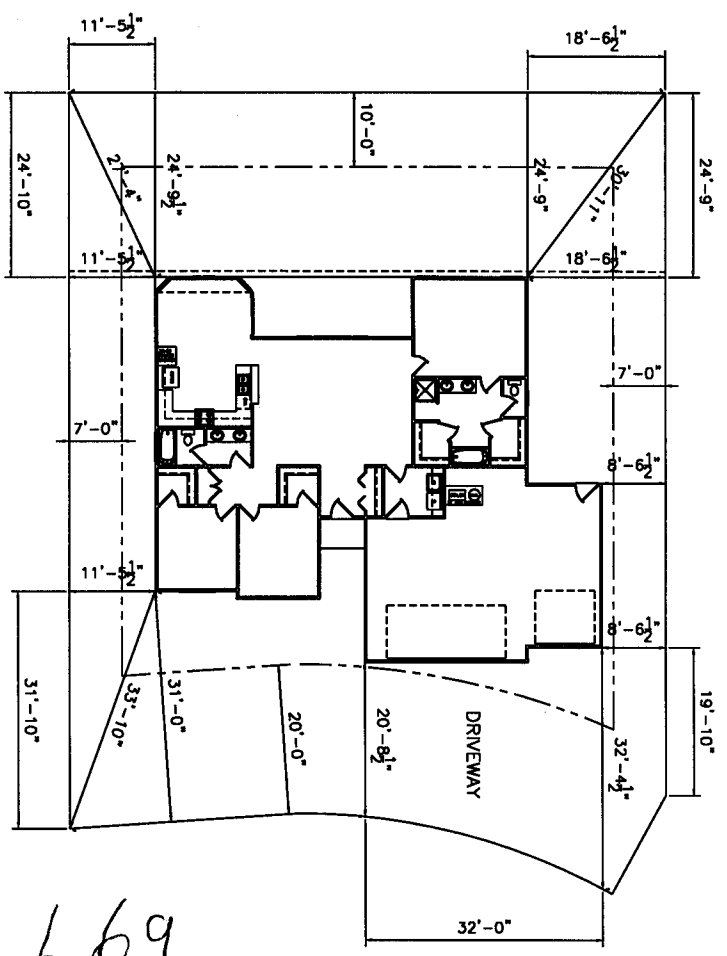
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO. <u>3675</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/24/01</u>

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)

ACCEPTED *SIC 1/24/01*  
 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.

GARRETT ESTATES SUBDIVISION



*669*  
 GARRETT WAY

*BLK 1*

LOT 10  
 7939 SQ.FT.

*DRIVE OK*  
*DAD*  
*1/24/01*

1593 PLAN

**Geotechnical  
Engineering  
Group, Inc.**

January 31, 2001

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

Attention: Mr. Rick Brown

Subject: Excavation Observation  
669 Garrett Way  
Lot 10, Garrett Estates Subdivision, Block 1  
Grand Junction, Colorado  
Job No. 648

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation on January 29 and 30, 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 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 slab subgrade.

We appreciate the opportunity to provide professional 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