

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292

PLANNING CLEARANCE

BLDG PERMIT NO. 78946

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 673 MARSHALL CT.

SQ. FT. OF PROPOSED BLDGS/ADDITION 1410

TAX SCHEDULE NO. 2945-032-00-166

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION GARRETT ESTATES

TOTAL SQ. FT. OF EXISTING & PROPOSED 1410

FILING 1 BLK 3 LOT 14

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Lee Homes

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3030 FLAMES CREST

USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 234-1019

DESCRIPTION OF WORK & INTENDED USE new residence

(2) APPLICANT [Signature]

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

(2) ADDRESS [Signature]

(2) TELEPHONE _____

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions 5' irrigation easement in rear

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 16 Feb 01

Department Approval [Signature] Date 2/23/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13756</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/23/01</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)

GARRETT ESTATES SUBDIVISION

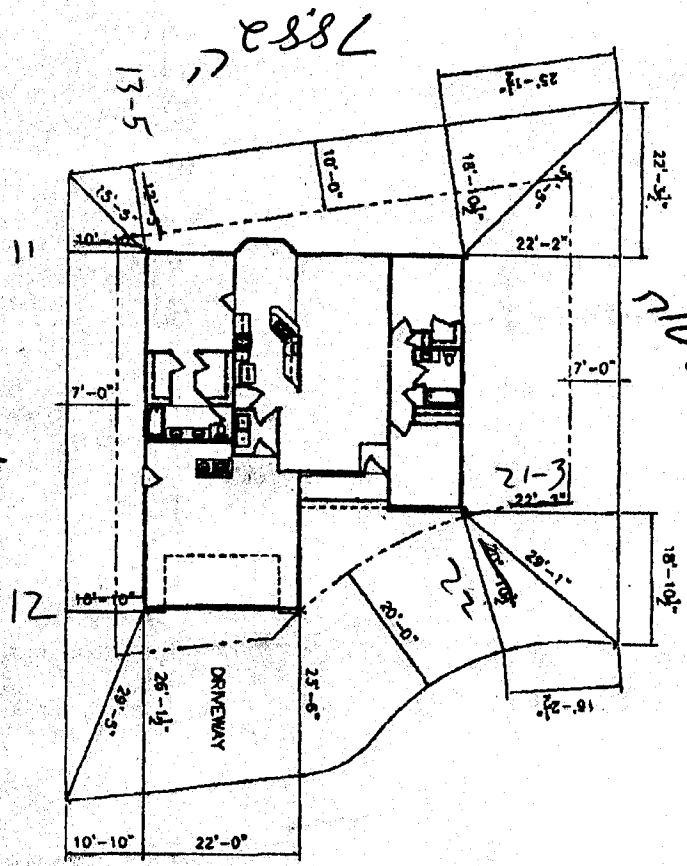
BLOCK 3

LOT 14

6631 SQ. FT.

1410 PLAN

DRIVE OR
AND
2/21/01



Revised
ACCEPTED 2/13/01
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.

673 MARSHALL COURT

2/23/01
ACCEPTED
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.**

March 8, 2001

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


Attention: Mr. Rick Brown

Subject: Excavation Observation
673 Marshall Court
Lot 14, Garrett Estates Subdivision, Block 3
Grand Junction, Colorado
Job No. 646

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation on March 2 and 6, 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 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