

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>
SIF \$	Pd

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

BLDG PERMIT NO. 78427



Your Bridge to a Better Community

BLDG ADDRESS 413 Mirada Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3078  
TAX SCHEDULE NO. 2945-183-06-012 SQ. FT. OF EXISTING BLDGS —  
SUBDIVISION Trails West Village TOTAL SQ. FT. OF EXISTING & PROPOSED —  
FILING 3 BLK — LOT 12 NO. OF DWELLING UNITS:  
Before: — After: 1 this Construction  
(1) OWNER Krogman- NO. OF BUILDINGS ON PARCEL  
Before: — After: 1 this Construction  
(1) ADDRESS 2461-1/4 Rd #342 USE OF EXISTING BUILDINGS Single Family Res.  
(1) TELEPHONE (970) 248-9162 DESCRIPTION OF WORK & INTENDED USE —  
(2) APPLICANT Co. Classic Builders, Inc TYPE OF HOME PROPOSED:  
(2) ADDRESS 406 Ridges Blvd #5  Site Built — Manufactured Home (UBC)  
(2) TELEPHONE (970) 260-2399 — 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 RSF-4 Maximum coverage of lot by structures 45%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES — NO —  
or — from center of ROW, whichever is greater  
Side 7' from PL, Rear 25' from PL Parking Req'mt —  
Maximum Height 35' Special Conditions —  
CENSUS 1401 TRAFFIC 63 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 Marcia Edwards Date 1-5-01  
Department Approval Connie Edwards Date 1-5-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13609</u>
Utility Accounting	<u>Manual</u>	Date	<u>1/4/01</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)

NOTICE:  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

NOTE:  
 OWNER OF BUILDER TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.

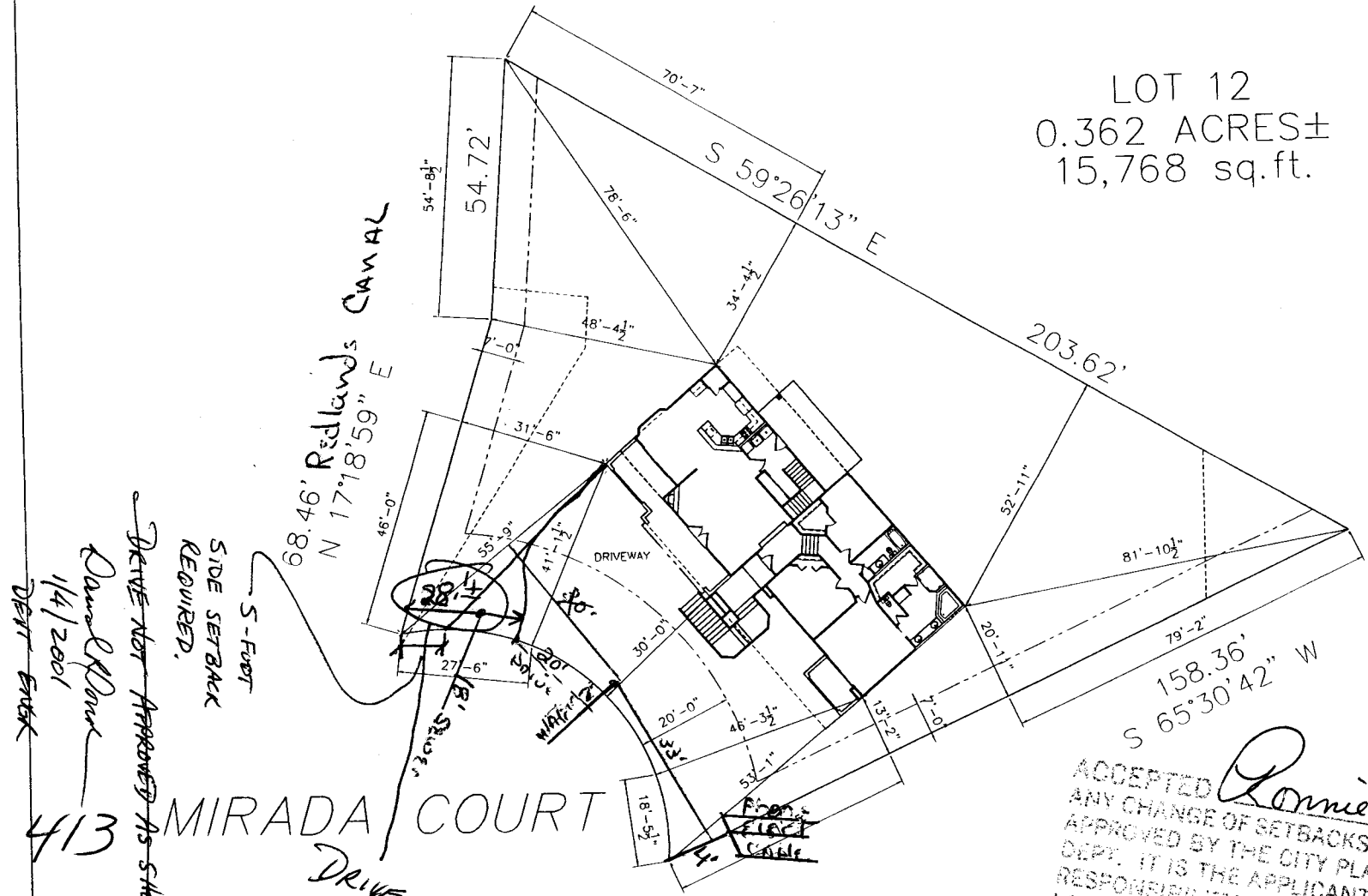
LOT 12  
 0.362 ACRES ±  
 15,768 sq. ft.

REVISIONS	
A	9-18-00
B	9-20-00
C	
D	
E	
F	
G	
H	

**Autodraft**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6752

KROGMAN RESIDENCE  
 PLOT PLAN

Drawn by	AUTODRAFT
PLT	DATE
DATE	9-6-00
SHEET	1
SCALE	1" = 10'
SHEET	
SHEET 3	



68.46' Redlands CANAL  
 N 17°18'59" E  
 54'-0 1/2"  
 54.72'  
 70'-7"  
 78'-6"  
 34'-8 1/2"  
 48'-4 1/2"  
 31'-6"  
 46'-0"  
 35'-0"  
 41'-1 1/2"  
 30'-0"  
 27'-6"  
 18'-5 1/2"  
 33'-1"  
 53'-1"  
 13'-2"  
 7'-0"  
 20'-11"  
 32'-11"  
 81'-10 1/2"  
 79'-2"  
 158.36'  
 S 65°30'42" W  
 203.62'  
 DRIVEWAY  
 WATER LINE  
 FROM EASEMENT  
 DRIVE NOT APPROVED AS SHOWN  
 SIDE SETBACK REQUIRED.  
 S-Foot

MIRADA COURT

PLOT PLAN  
 SCALE: 1" = 10'

ACCEPTED *Ronnie* 1/5/01  
 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.

DRIVE APPROVED  
 w/ 2.5 FT SIDE SETBACK  
 DRP  
 4/5/2001

413  
 DEPT. BACK  
 1/4/2001  
*Daniel Plow*

**Geotechnical  
Engineering  
Group, Inc.**

January 31, 2001

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

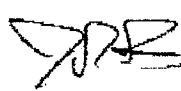
Attention: Mr. Rick Brown

Subject: Excavation Observation  
670 Marshall Street  
Lot 9, Garrett Estates Subdivision, Block 4  
Grand Junction, Colorado  
Job No. 646

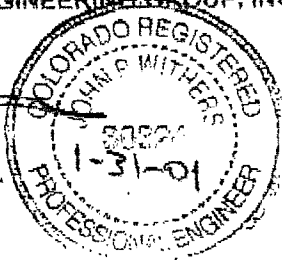
As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation on January 29 and 30, 2001. Soils found in the excavation appeared to be consistent with those identified by the "Geotechnical Exploration for Garrett Estates in Grand Junction, 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