

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>
SIF \$	292 <sup>-</sup>

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

BLDG PERMIT NO. 79712



*a*

Your Bridge to a Better Community

BLDG ADDRESS -393 1/2 Skyler St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1861

TAX SCHEDULE NO. 2943-191-17-006 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Skyler TOTAL SQ. FT. OF EXISTING & PROPOSED 1861

FILING 1 BLK 1 LOT 6 NO. OF DWELLING UNITS:  
 Before: Ø After: 1 this Construction MAY 30 2001

(1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL  
 Before: Ø After: 1 this Construction TB

(1) ADDRESS 3032 I-70 Bus. Loop USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-4666 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 3032 I-70 Bus Loop

(2) TELEPHONE 434-4666

**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 PD Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7.5' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 8 TRAFFIC 60 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 5/29/01

Department Approval [Signature] Date 5/30/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Per Act (GUSD)</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/30/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

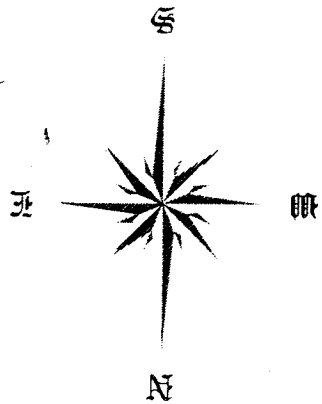
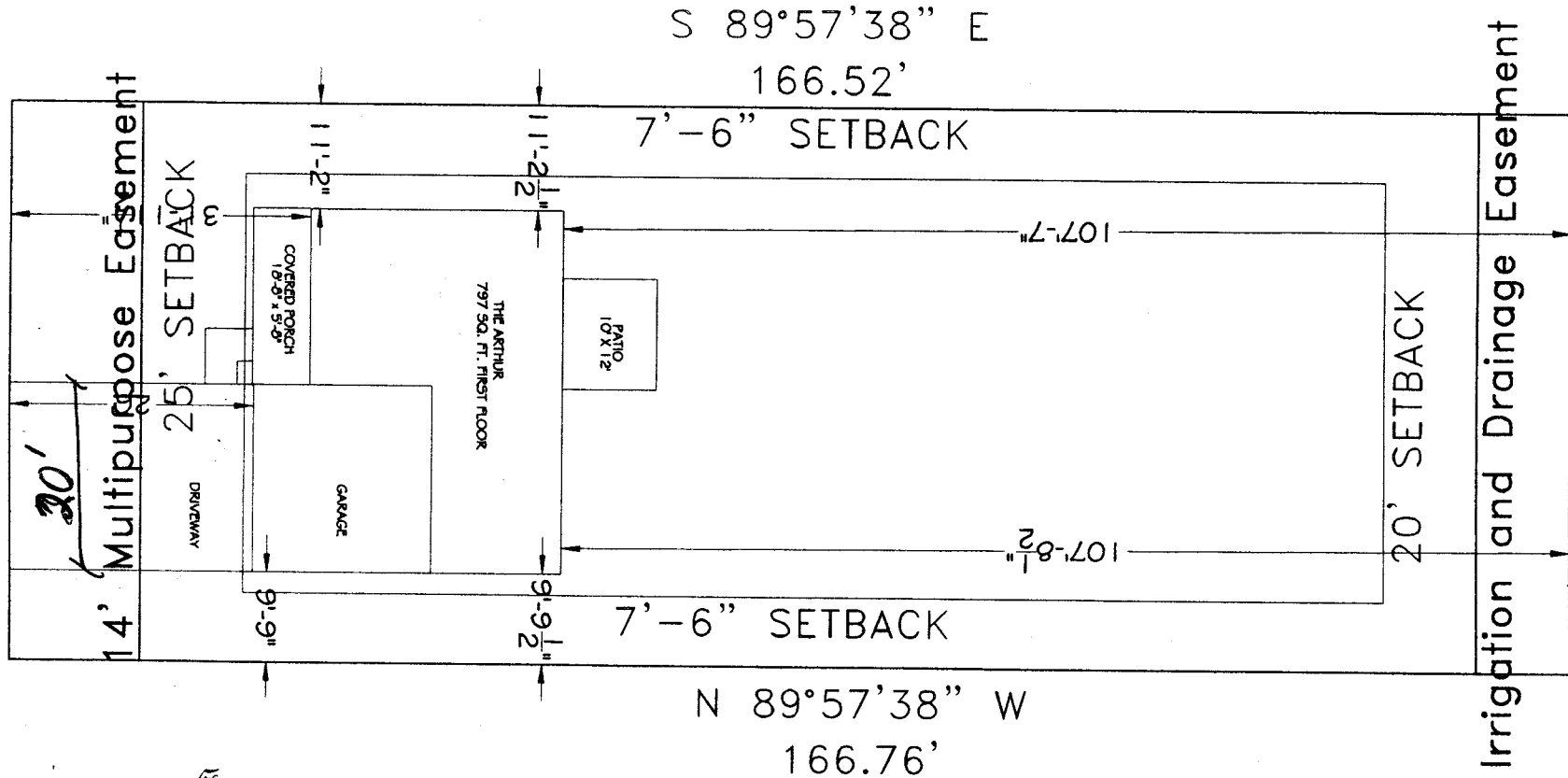
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

393 1/2 SKYLER ST.

ACCEPTED *Ronnie 5/30/01*  
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.

SKYLER STREET

N 00°02'22" E  
60.00'



*DRIVEWAY  
SH  
5/30/01*

393 1/2 Skyler St.  
LOT 6 BLOCK 1  
ARTHUR, RT

60.00'  
N 00°11'14" W



WESTERN  
COLORADO  
TESTING,  
INC.

SOIL/AGGREGATE FIELD DENSITY TESTS

Client: Great New Homes Test Locations Designated By: WCT Job No.: 301201  
 Project: Skylar Subdivision Authorized By: Client Date: 05-24-01  
 Location: 393.5 Skylar Tested/Calc'd By: J. Sheagley Date: 05-24-01  
 Type of Material: Class 6 Reviewed By: [Signature] Date: \_\_\_\_\_  
 Source of Material: Road Pit from GJ Pipe 34 RD Moisture/Density Relationship: D 1557 Method: \_\_\_\_\_

Test No.	Date	Location of Test Hole				Elevation of Test Datum
56	05-24-01	15' North of South end; 10' West of East end				0
57	05-24-01	Middle of lot				0
58	05-24-01	4' from East side; 10' from North; 25' from South				0
59	05-24-01	Northwest corner; 2' from North and West side				0
60	05-24-01	West end middle				0

Test No.	Moisture Density Lab No.	Optimum Moisture	Max. Dry Density pcf	In-Place Characteristics		Relative Compaction %	Within Specs	Comments*
				Moisture %	Dry Density pcf			
56		6.9	135.5	6.6	131.0	97	Yes	3,4,6,10,13,15
57		6.9	135.5	6.2	130.3	96	Yes	3,4,6,10,13,15
58		6.9	135.5	7.5	131.4	97	Yes	3,4,6,10,13,15
59		6.9	135.5	4.9	126.3	93	No	3,4,6,10,13,15
60		6.9	135.5	7.8	129.6	96	Yes	3,4,6,10,13,15

\* Comments:

- |                         |   |   |   |
|-------------------------|---|---|---|
| 1. Subgrade             | 8. 100% min. req'd                      | 14. Tested D-1556/AASHTO T-217                                  | 19. Tested Locations on Accompanying Site Plan  |
| 2. Subbase Fill         | 9. 98% min. req'd                       | 15. Tested ASTM D-2922/D-3017                                   | 20. Specifications Unknown  |
| 3. Base Course          | 10. 95% min. req'd                      | 16. Tested ASTM D-2922/AASHTO T-217                             | 21. 92-96% Compaction required  |
| 4. Backfill             | 11. 90% min. req'd                      | 17. Rock correction applied to maximum dry density AASHTO T-224 | Datum: <u>Bottom of monolithic slab</u>   |
| 5. Pavement Area        | 12. ___ % min. req'd                    | 18. Other:  | Note: Tests reported to herein are not part of a continuous monitoring program of compaction operations and accordingly apply only to the actual location tested. |
| 6. Below Footing        | 13. Moisture req'd +/- ___ % of optimum |   |   |
| 7. Above Footing Bottom |   |   |   |

Copies to: