

FEE \$	10'
TCP \$	500'
SIF \$	292'

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 795421



Your Bridge to a Better Community

INDIVIDUAL TAX #  
NOT AVAILABLE YET.

BLDG ADDRESS 390 Zami Dr.

SQ. FT. OF PROPOSED BLDGS/ADDITION 1526

TAX SCHEDULE NO. 2943-191-00-134

SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Skyler

TOTAL SQ. FT. OF EXISTING & PROPOSED 1526

FILING 1 BLK 4 LOT 1

NO. OF DWELLING UNITS:

(1) OWNER Grand Ridge Properties

Before: 0 After: 1 this Construction

(1) ADDRESS 3032 I-70 Bus Loop

NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 434-4666

Before: 0 After: 1 this Construction

(2) APPLICANT Great Services

USE OF EXISTING BUILDINGS N/A

(2) ADDRESS 3032 I-70 Bus Loop

DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) TELEPHONE 434-4666

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 PD

Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO

Side 7.5' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions \_\_\_\_\_

CENSUS 8 TRAFFIC 60 ANNEX# \_\_\_\_\_

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 Jal Arora CMGNH

Date 4-26-01

Department Approval Ronnie Edwards

Date 5/14/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CGV</u>
Utility Accounting <u>Utah</u>	Date <u>5/14/01</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)

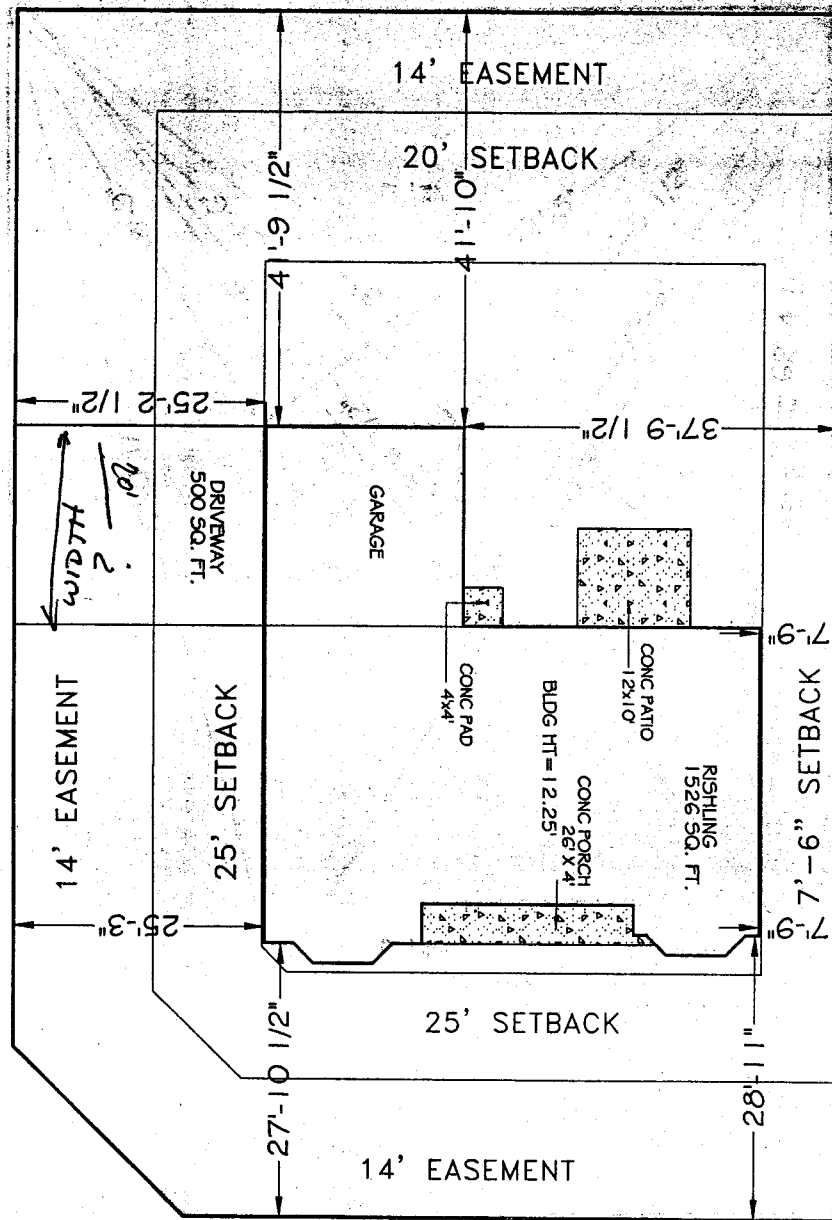
390 ZAMI DRIVE

N 00°06'59" E  
83.00'

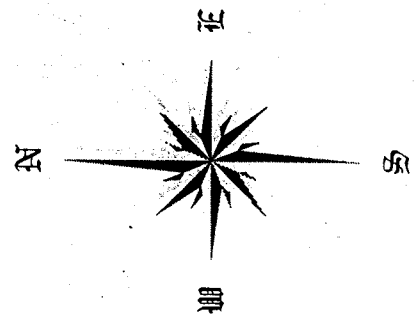
ZAMI DRIVE

N 89°57'38" W  
104.38'

*5/14/01*  
*SH*  
*DRIVE OK*



ACCEPTED *Gonnie 5/14/01*  
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.



LOT 1 BLOCK 4  
390 ZAMI DRIVE  
RICHARD, LT

61.57'  
N 00°02'22" E  
SKYLER STREET

*390 Zami*



**WESTERN  
COLORADO  
TESTING,  
INC.**

529 25 1/2 Road, Suite B-101  
Grand Junction, Colorado 81505  
(970) 241-7700 • Fax (970) 241-7783  
E-mail: wct@gj.net  
Website: www.westerncolorado.com

**May 9, 2001  
WCT # 301201**

**Great New Homes, Ltd.  
3032 I-70 Business Loop  
Grand Junction, Colorado 81504**

**Attn: Pat Mullennix  
Development Superintendent**

**Subject: 390 and 390 ½ Zami Drive  
Grand Junction, Colorado  
Skyler Subdivision**

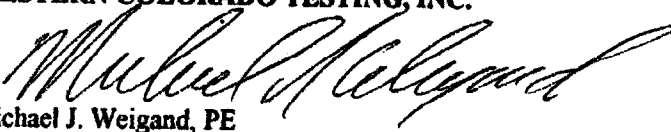
At your request, during the first 9 days of May, 2001, we have assisted you in developing suitable foundation preparation for the above-referenced building sites.

Foundation excavations were examined and found to be consistent with conditions defined in the original soils report, by others. Our visual observations indicated that no unknown fill or soft soil conditions are present. The native sub-grade was conditioned as specified and back-filled with suitable material in accordance with the same report.

Our technicians have monitored moisture and density requirements for the back-filling operations. Project specifications have been met for both building sites.

If you have any questions or if we may be of further assistance, please do not hesitate to contact us.

Respectfully Submitted:  
**WESTERN COLORADO TESTING, INC.**

  
Michael J. Weigand, PE

MJW/mw

Msb:jobs/3012L0509