

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

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

BLDG PERMIT NO. 79545



Your Bridge to a Better Community

BLDG ADDRESS 390 1/2 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 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3032 1-70 Bus Loop USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 1-70 Bus. Loop Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-4616 Manufactured Home (HUD)
 Other (please specify) _____

individual tax #5 not available yet.

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 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).

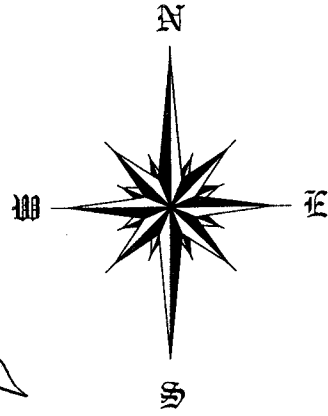
Applicant Signature [Signature] Date 5/9/01
 Department Approval [Signature] Date 5/14/01

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>[Signature]</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 1/2 Zamir Dr



ACCEPTED OF SETBACKS AND SIDE
ANY CHANGE BY THE CITY PLANNING
APPROVED BY THE APPLICANT'S
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

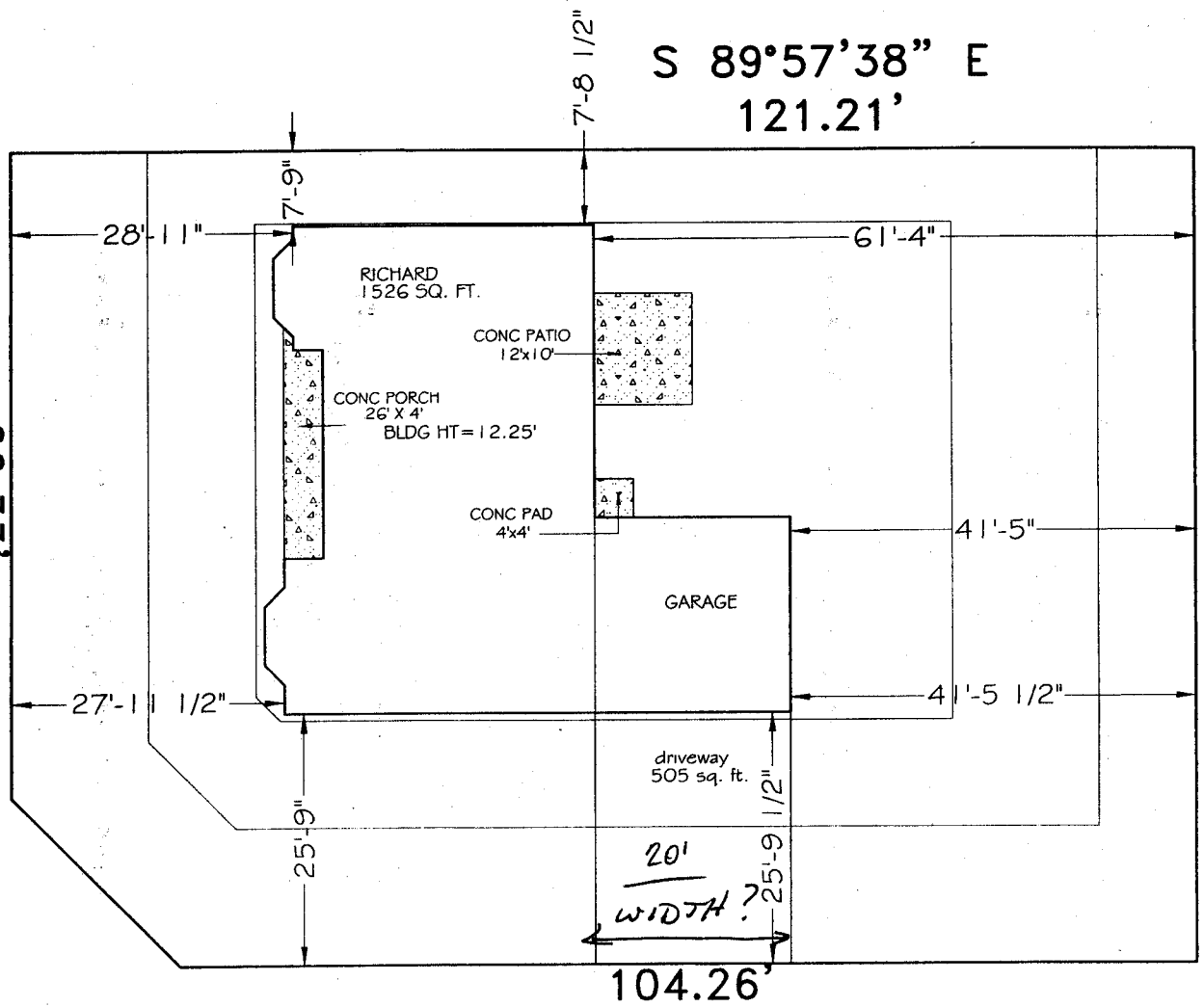
Ronald W. Sibley
5/14/01

LOT 8 BLOCK 2
390 1/2 Zamir Drive
RICHARD, RT

390 1/2 Zamir

S 89°57'38" E
121.21'

83.50'



N 00°02'22" E
66.33'

Spencer

N 89°57'38" W
104.26'

Drive OK
ZH
5/14/01

Zamir Dr.



**WESTERN
COLORADO
TESTING,
INC.**

529 25 1/2 Road, Suite B-101
Grand Junction, Colorado 81505
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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 1/2 Zami Drive
Grand Junction, Colorado
Skyler Subdivision**

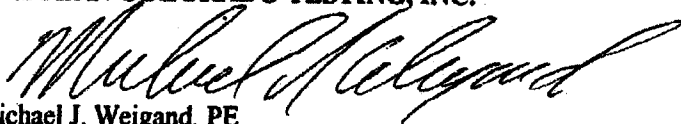
At your request, during the first 9 days of May, 2001, we have assisted you in developing suitable foundation preparation for the above-referenced building sites.

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