

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 83056



Your Bridge to a Better Community

BLDG ADDRESS 471 Margi SQ. FT. OF PROPOSED BLDGS/ADDITION 2294
 TAX SCHEDULE NO. 2493-16100-044 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Cimmaron East TOTAL SQ. FT. OF EXISTING & PROPOSED 2294
 FILING 1 BLK 1 LOT 7 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 I-70 Bus Loop USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE single family residence
 (2) APPLICANT Great Service TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 I-70 Bus Loop Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-4616 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 _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 8 TRAFFIC 57 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).

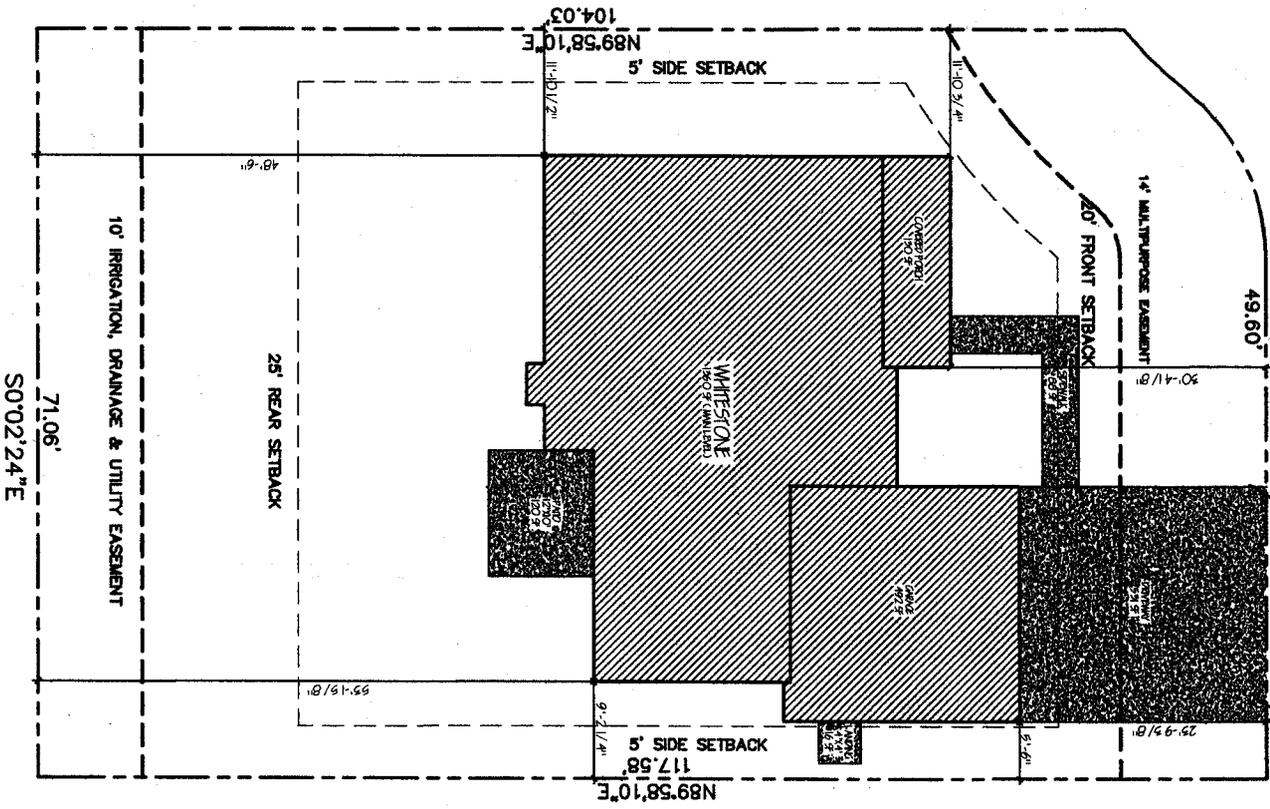
Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 2/5/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2910</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-5-02</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)

MARGI COURT
02-1



ACCEPTED *C. J. Layton* 2/5/02
 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 OK
MLP
 1/29/02

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GREAT NEW HOMES MODEL NO. C1	SHEET: C1	DATE: 1-17-01	REVISIONS BY: DATE: 1-17-01	DRAWN BY: SHANE POOTE	MODEL: WHITESTONE ADDRESS: 471 MARGI COURT CITY, STATE: GRAND JUNCTION, CO	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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**Geotechnical
Engineering
Group, Inc.**

February 1, 2002

**Great New Homes
3032 I-70 Business Loop
Grand Junction, CO 81504****Attention: Jim Campbell****Subject: Excavation Observation
471 Margi Court
Lot 7, Block 1
Cimarron East Subdivision
Grand Junction, Colorado
Job No. 820**

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation 3 times on January 29, 30 and 31, 2002. Soils found in the excavation appeared to be consistent with those identified by the "Subsurface Soils Exploration, Cimarron East Subdivision, Clifton, CO" dated September 17, 1999 by Grand Junction Lincoln DeVore, Inc. (their Job No. 86995-GJ). We observed the completed excavation and a proof roll, made by a CAT 416B backhoe with a full bucket that revealed no significant yielding of the completed subgrade and two 12-inch thick lifts of structural fill. We believe the foundation soils are suitable to support a shallow foundation system with a maximum bearing pressure of 1,500 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 foundation excavation.

We appreciate the opportunity to provide materials testing 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