

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

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

BLDG PERMIT NO. 83058

AL



Your Bridge to a Better Community

BLDG ADDRESS 465 Morning Dove SQ. FT. OF PROPOSED BLDGS/ADDITION 1433

TAX SCHEDULE NO. 2943 161 00 044 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Cimmaron East TOTAL SQ. FT. OF EXISTING & PROPOSED 1433

FILING 1 BLK 1 LOT 3

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 single family residence ^{NIA}

(1) TELEPHONE 434-4616

DESCRIPTION OF WORK & INTENDED USE single family residence

(2) APPLICANT Great Service

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3032 I-70 Bus Loop

(2) TELEPHONE 434-4616

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 5' from PL Rear 25' from PL

Parking Req'mt 2

Maximum Height 24' max

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]

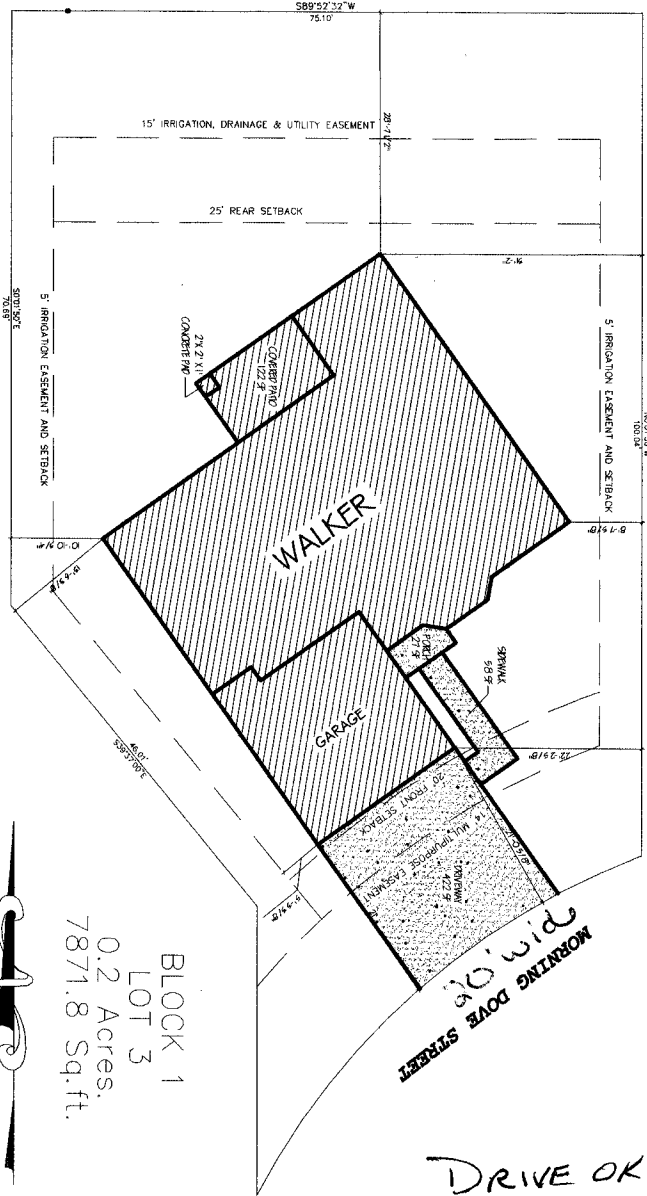
Date 2/8/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/NO <u>paid @ USD</u>
Utility Accounting <u>Kate Elsbury</u>	Date <u>2/8/02</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)

ACCEPTED *9/18/02*
C. Hays Johnson
 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.



BLOCK 1
 LOT 3
 0.2 Acres.
 7871.8 Sq.ft.

DRIVE OK
DKP
 1/29/02

COPYRIGHT © 2000

0911-02 LT	GREAT NEW HOMES PROJ. NO.	2	DATE: 1-17-01	REVISOR: SHANE FOOTE	DATE:	DRAWN BY:	MODEL: WALKER ADDRESS: 465 MORNING DOVE ST. CITY, STATE: GRAND JUNCTION, CO	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
---------------	---------------------------	---	------------------	-------------------------	-------	-----------	---	---

**Geotechnical
Engineering
Group, Inc.**

February 4, 2002

DRAFT

Great New Homes
3032 I-70 Business Loop
Grand Junction, CO 81504

Attention: Jim Campbell

Subject: Excavation Observation
465 Morning Dove Court
Lot 3, 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 31 and February 1 + 4, 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 JD 310 B 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.

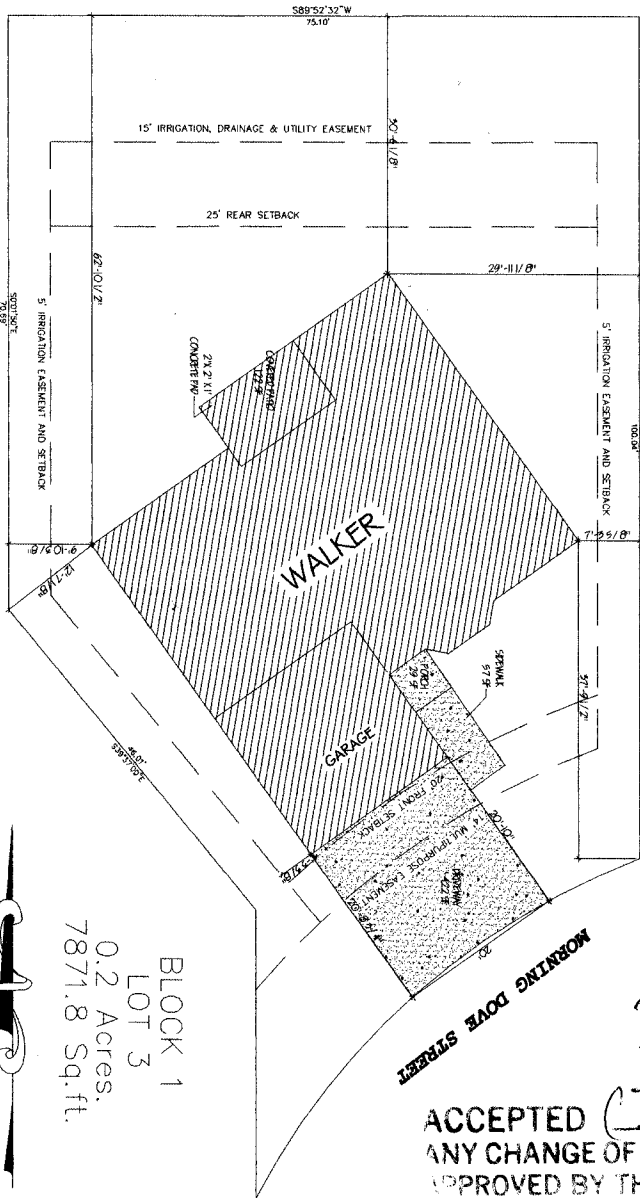
John P. Withers, P.E.
Principal Engineer


Engineering Technician

JPW:mk
(2 copies sent)

Geotechnical, Environmental and Materials Testing Consultants

(970) 245-4078 • fax (970) 245-7115



BLOCK 1
 LOT 3
 0.2 Acres,
 7871.8 Sq.ft.



Revised
 3/13/02
C. Jaye Gibson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

COPYRIGHT © 2000

GREAT NEW HOMES PROJ. NO. 001-02 LT	SHEET: 2	DATE: 03/12/02	REVISION BY: N/A CAP/REDACT	DRAWN BY:	MODEL: WALKER ADDRESS: 465 MORNING DOVE ST. CITY, STATE: GRAND JUNCTION, CO	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
-------------------------------------	----------	----------------	-----------------------------	-----------	---	---