

FEE \$	11.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 83496



Your Bridge to a Better Community

BLDG ADDRESS 397 Skyler SQ. FT. OF PROPOSED BLDGS/ADDITION 1965  
 TAX SCHEDULE NO. 2943-191-17-003 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Skyler TOTAL SQ. FT. OF EXISTING & PROPOSED 1965  
 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 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 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 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 3-4-01  
 Department Approval [Signature] Date 3/18/02

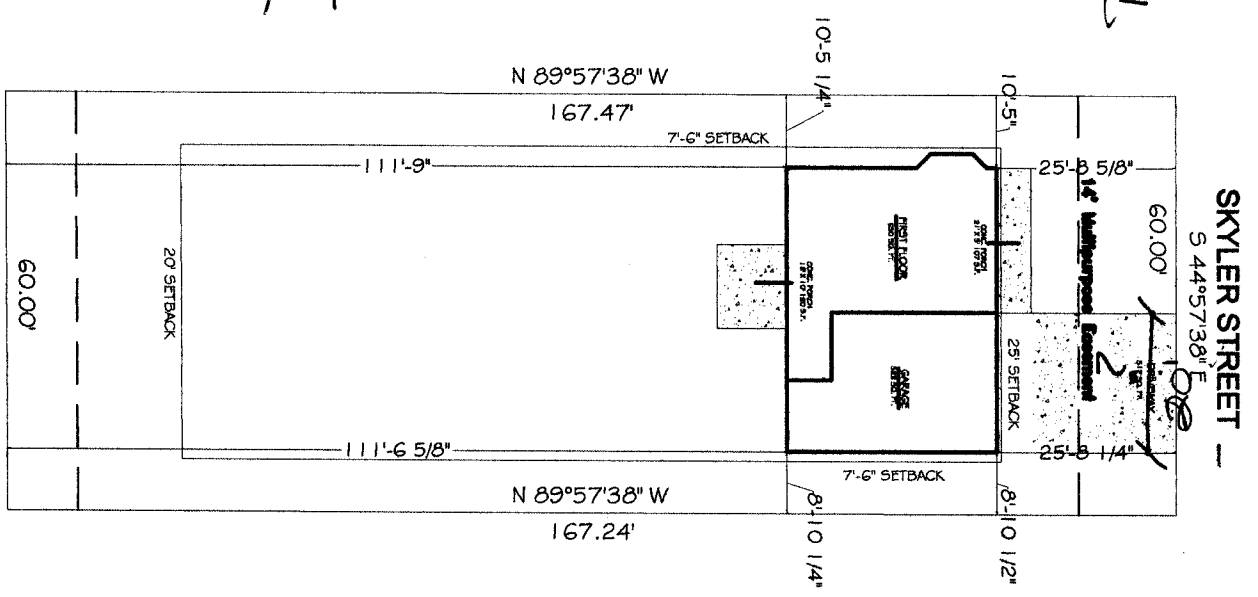
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>[Signature]</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3-18-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

20/11/13  
 DRG  
 DRIVE OK

ACCEPTED  
 3/18/02  
 J. James 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

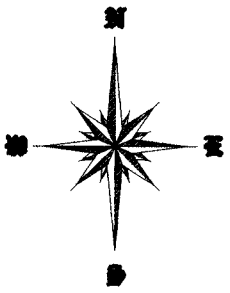


# PLOT PLAN

SCALE: 1" = 10'

N 00°11'14" W 1275.83  
 60.00'

SKYLER STREET -  
 S 44°57'38" E



TEDSTER, LT  
 LOT 3 BLOCK 4  
 397 SKYLER  
 10041.2 SQ. FT.  
 0.23 ACRES

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GREAT NEW HOMES PROJ. NO. 08402 LT	SHEET: <b>2</b>	DATE: 02-27-02	REVISIONS BY:	MODEL: TEDSTER ADDRESS: 397 SKYLER CITY, STATE: GRAND JUNCTION, COLORADO	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
	DATE:	DATE:	DRAWN BY: NITA CARPENTAR		

**Geotechnical  
Engineering  
Group, Inc.**

March 7, 2002

**DRAFT**

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

Attention: Mr. Jim Campbell

Subject: Excavation Observation  
397 Skyler Street  
Lot 3, Skyler Subdivision, Block 1  
Grand Junction, Colorado  
Job No. 799

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation 3 times on March 6 + 7, 2002. Soils found in the excavation appeared to be consistent with those identified by the "Subsurface Soils Exploration, Skyler Subdivision, Grand Junction, Colorado" dated January 31, 2000, prepared by Grand Junction Lincoln DeVore, Inc. (their Job No. 87839-GJ). We observed the completed excavation prior to fill placement and a proof roll, made by 2H530 loader with a full bucket revealed no significant yielding of the completed subgrade and two 12-inch thickness lift of structural fill. We believe the foundation soils are suitable to support a shallow foundation system with a maximum bearing pressure of 1,400 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 and testing of the fill for the proposed foundation subgrade.

We appreciate the opportunity to provide geotechnical 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  
(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