

FEE \$	10.00
TCP \$	0
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 79950



Your Bridge to a Better Community

BLDG ADDRESS 3011 Bentley Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2235  
TAX SCHEDULE NO. 2943-042-166-008 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 2235  
FILING 2 BLK 3 LOT 2 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 434-4116 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 434-4116  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

2235  
MAY 25 2001  
TB

**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 3590  
SETBACKS: Front 23' 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 32' Special Conditions \_\_\_\_\_  
CENSUS 11 TRAFFIC 46 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 5/25/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD. at CGUSD</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/25/01</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)

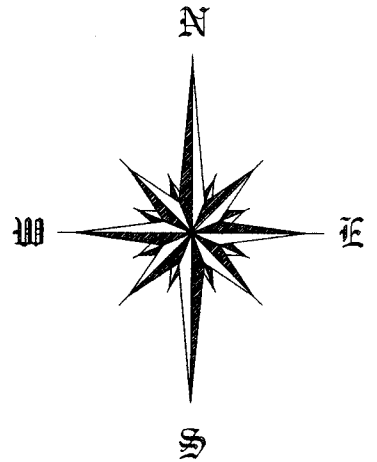
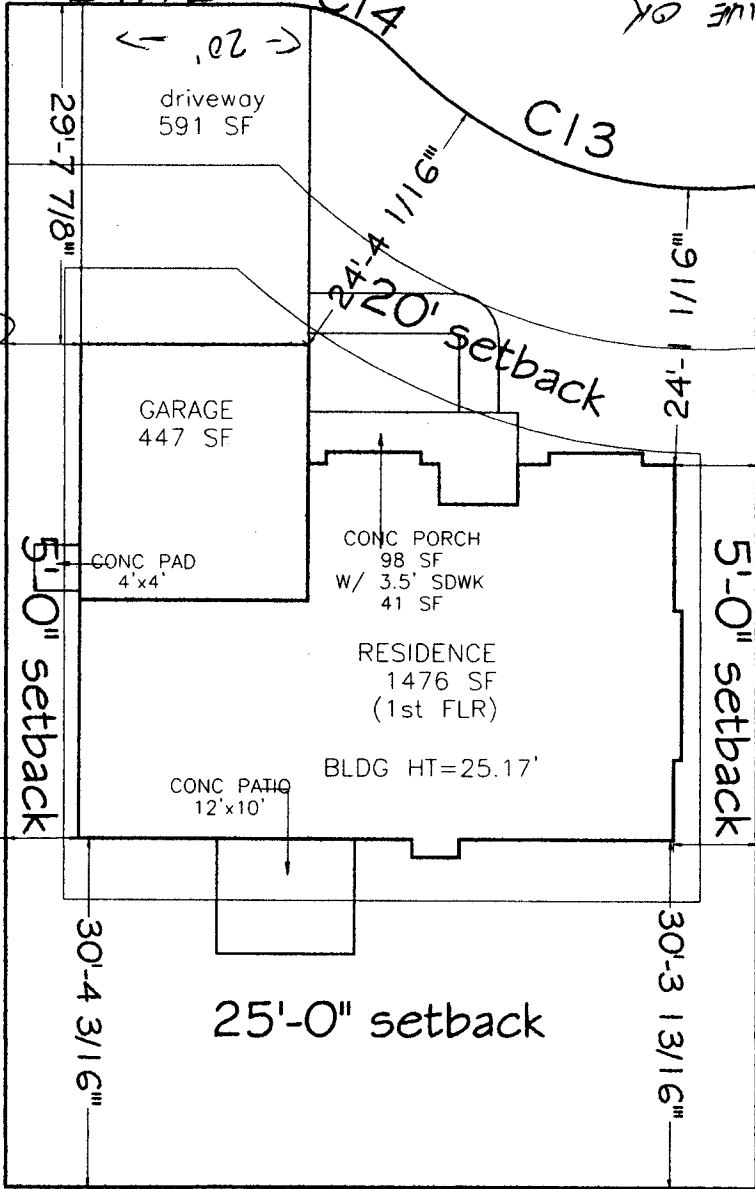
# Bentley Drive

3011 Bentley

5/18/01  
 DRIVE OK  
 DW

N89°58'00"E

24.12'



ACCEPTED  
 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.

*Charles [Signature]*  
 City Planner

LOT 2  
 TYNDALE, RT  
 3011 Bentley Drive



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 2, 2001  
WCT # 200901

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

Attn: Pat Mullennix  
Development Superintendent

Subject: 3011 Bentley Drive  
Grand Junction, Colorado  
Faircloud Subdivision, Filings II & III

At your request, on May 10, 2001, we observed the soil conditions in the foundation excavation at the above referenced address. The purpose of our work was to determine if fill of an unknown nature, or if soft virgin soils are present below the proposed footings. This is a requirement of City of Grand Junction Planning Commission, Final Decision FPP-1999-280.

At the time of our visit, the foundation area had been excavated in preparation for a footer/stemwall foundation. The area was level, and had been wheel-rolled.

Two test holes were hand-augered within the proposed building location. Holes were three to four feet in depth and located on the East and West sides of the excavation.

The soils were non-expansive, slightly moist, and comprised of native light brown silty clay with sand and gypsum. Soil type and gradation was consistent throughout the augered depth.

Our visual observations indicated that no unknown fill or soft soil conditions are present.

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.

A handwritten signature in black ink, appearing to read "Michael J. Weigand". The signature is fluid and cursive, written over a white background.

Michael J. Weigand, PE

Msb:jobs/2009L0510c