

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 78528



Your Bridge to a Better Community

BLDG ADDRESS 3004 F 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION ~~711~~ 1648  
 Temporary TAX SCHEDULE NO. 2943-042-58-004 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 1648  
 FILING \_\_\_\_\_ BLK 2 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 Busloop USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single Family Residential  
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3032 I-70 Bus. loop  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 434-4616 \_\_\_\_\_ 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 about the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PD Maximum coverage of lot by structures 35%  
 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 \_\_\_\_\_  
 Maximum Height 32' Special Conditions Letter of approval from Licensed Geotech.  
 CENSUS 11 TRAFFIC 46 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 Jul Annan CMGWH Date \_\_\_\_\_  
 Department Approval Michele Bagon Date 2/8/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>Paid @ Cav</u>
Utility Accounting <u>Y</u>		Date <u>2/8/01</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)

589°58'00"W

65.00'

33'-2 1/2"

25' setback

33'-2 1/2"

9'-0 1/6"  
103.00'  
NO°02'00"W

5'-0" setback

10' x  
CONC. PATO

OXFORD  
1245 SQ. FT.

15'-9" x 4'  
CONC. PORCH

5'-0" setback

7'-11 1/9"  
103.00'  
NO°02'00"W

4' x 4'  
CONC. PAD

GARAGE  
400 SQ. FT.

7'-11 3/10"

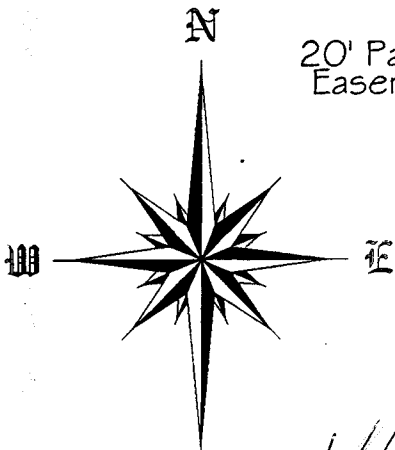
23' setback

20' Palisade Irrigation District  
Easement Dedicated Filing 1

14' Multipurpose Easement

driveway  
476 sq. ft.

23'-9 1/6"



65.00'

589°58'00"W  
30 FT  
MAX  
20 FT?  
As shown.

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.

*Walter Dragon 2/8/01* F 1/2 road

DRIVE OK  
*AK*  
2/7/01

LOT 7 BLOCK 2  
3004 F 1/2 road  
OXFORD, RT



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

February 6, 2001  
WCT # 200901

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

Attn: Pat Mullennix  
Development Superintendent

Subject: 3004 F1/2 Road  
Grand Junction, Colorado  
Faircloud Subdivision, Filings II & III

At your request, on February 5, 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 monolithic slab. 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.

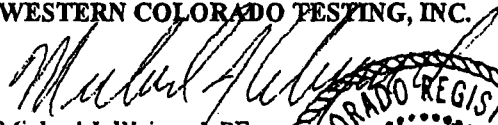
The soils were non-expansive, slightly moist, and comprised of native light brown silty clay with sand and gypsum. Soil type and gradation was consistent throughout the augered depth.

This building location lies partially on a fill area which was originally a drainage ditch. Our records indicate that this was back-filled with native soils which were bermed the ditch and also from excavation of on-site roadway. WESTERN COLORADO TESTING, INC., did not observe the complete back-filling, but was routinely involved in the moisture/density testing of the procedure. Blending of moisture was accomplished with an excavator with compacting of 12-inch lifts being accomplished by 950 loader. Our records indicate that project requirements were met with regard to density and compaction requirements.

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.

  
Michael J. Weigand, PE



Msb:jobs/2009L0206A