

FEE \$	10.00
TCP \$	
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78507



Your Bridge to a Better Community

BLDG ADDRESS 3012 F 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION N/A
 Parent
 TAX SCHEDULE NO. 2993-042-58-004 SQ. FT. OF EXISTING BLDGS 2104
 SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 2104
 FILING 3 BLK 3 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
 (1) TELEPHONE 434-4166 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)
 Manufactured Home (HUD)
 (2) TELEPHONE 434-4166 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 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 Geotech letter required
 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 Paul A. [Signature] Date _____
 Department Approval [Signature] Date 2/15/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL CGUSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/15/01</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

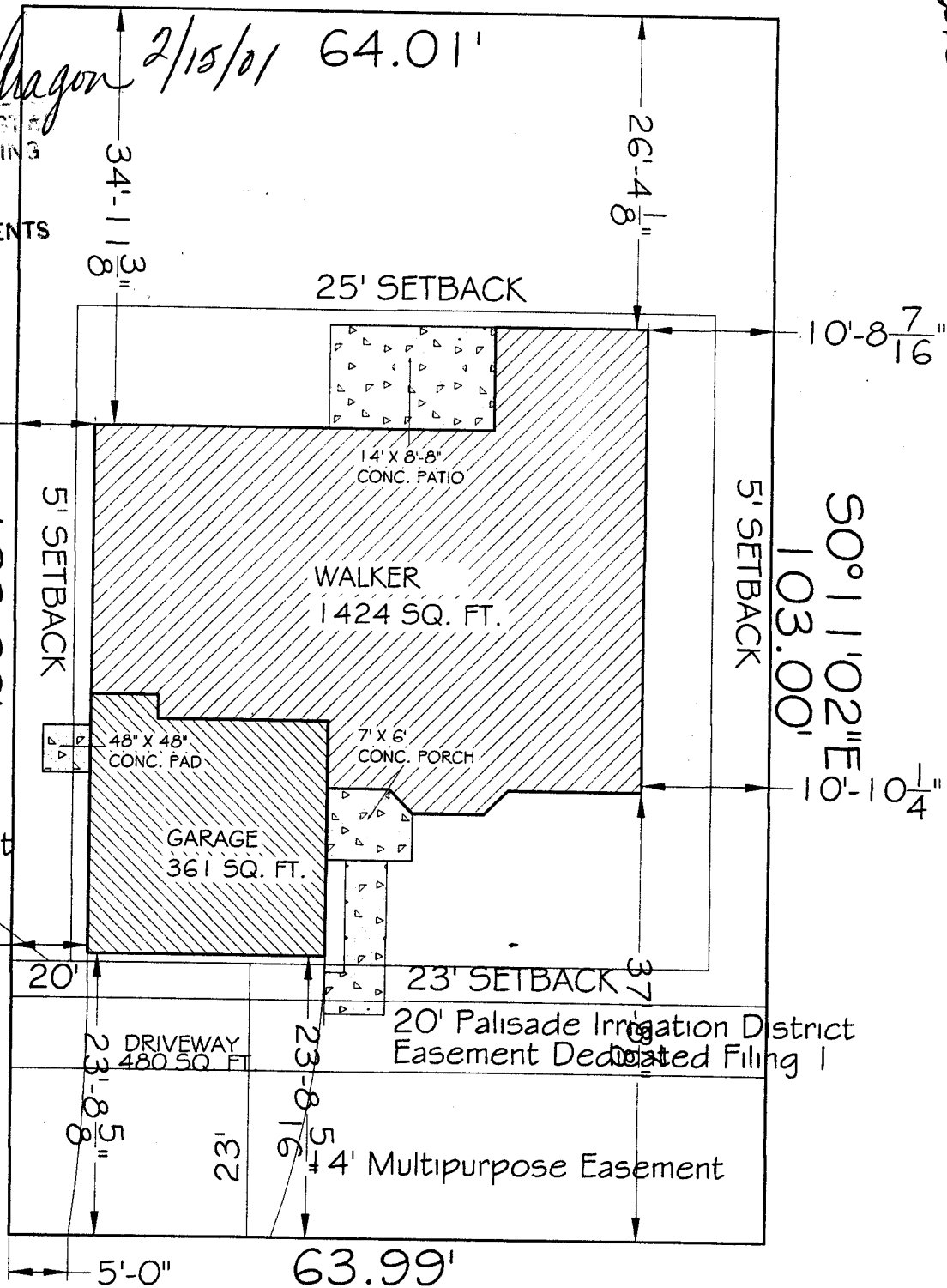
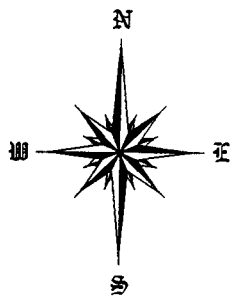
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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.

Alisa Dragon 2/15/01 64.01'

3012 1/2 RD

Common Drive Easement



DRIVE OK

DR

2/8/01

LOT 3 BLOCK 3
 3012 F 1/2 ROAD
 WALKER, LT



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 2, 2001
WCT # 200901

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

Attn: Pat Mullennix
Development Superintendent

Subject: 3012 F1/2 Road
Grand Junction, Colorado
Faircloud Subdivision, Filings II & III

At your request, on February 1, 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.

Myself, accompanied by soils lab technicians, hand-augered two test holes within the proposed building location. Holes were augered three to four feet in depth and located on the East and West sides of the excavation.

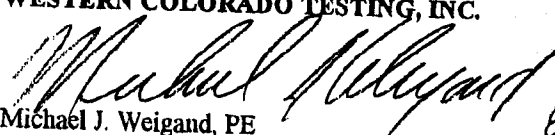
The soils were non-expansive, slightly moist, and comprised of native light brown silty clay with sand. Soil type and gradation was consistent throughout the augered depth.

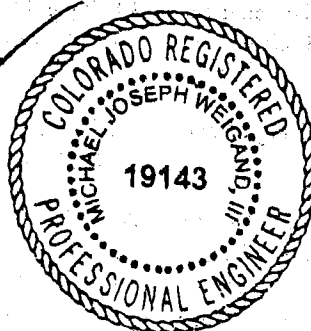
This building location lies partially on a fill area which was originally a drainage ditch. Our records indicate that this was back-filled with native soils which were bermed along the ditch and also from excavation of on-site roadway. WESTERN COLORADO TESTING, INC., did not observe the complete back-filling, 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/2009L0202A