

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

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

BLDG PERMIT NO. 82714



Your Bridge to a Better Community

BLDG ADDRESS 654 Starlight Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1501  
 TAX SCHEDULE NO. 2943-042-67-018 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Fairclaud TOTAL SQ. FT. OF EXISTING & PROPOSED 1501  
 FILING 3 BLK 4 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 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 Geotechnical letter req'd  
 CENSUS 11 TRAFFIC 40 ANNX# \_\_\_\_\_

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 12/21/01  
 Department Approval [Signature] Date 12-27-01

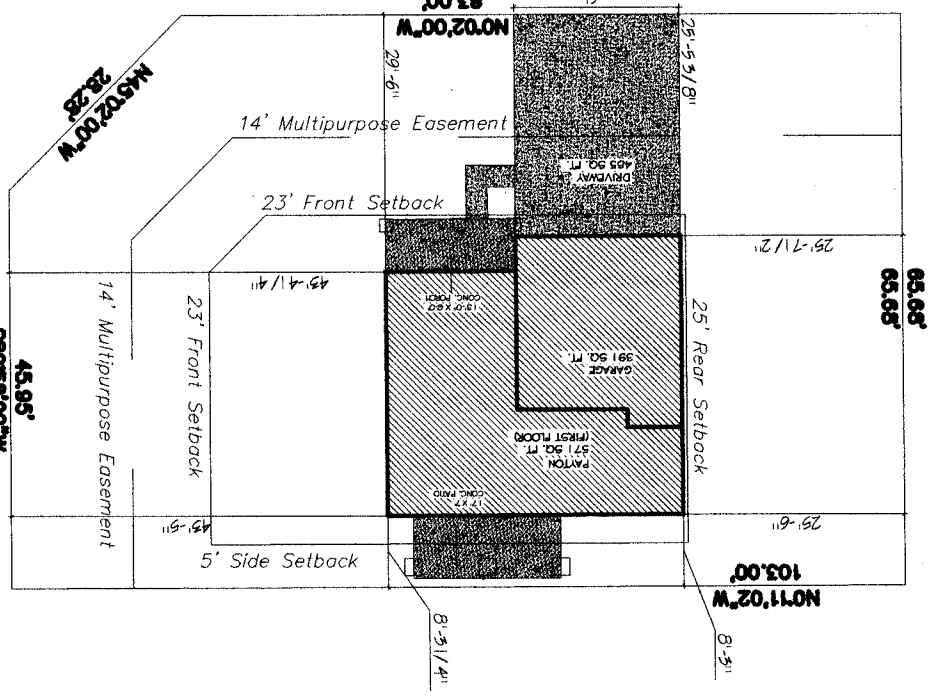
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CG</u>
Utility Accounting	<u>Kate Elsberry</u>	Date	<u>12/27/01</u>

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)

Starlight Drive

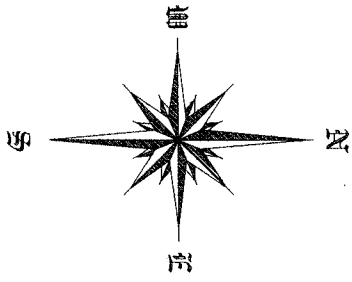
Sunlight Drive



# PLOT PLAN

SCALE: 1" = 10'

*DRIVE OK  
WLB  
12/21/01*



LOT 3, BLOCK 4  
654 STARLIGHT

ACCEPTED *Rae Bushman*  
 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. *12-27-01*

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Date: \_\_\_\_\_  
 APPROVAL: \_\_\_\_\_  
 CUSTOMER APPROVAL: \_\_\_\_\_

SHEETED 2 OF 9 GREAT NEW HOMES PROJ. NO. 118-01 LT	DRAWN BY: WILLIAM BELL DATE: 12-5-01	MODEL: <b>PAYTON</b> ADDRESS: 654 STARLIGHT DR. ACAD File Name:	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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**Geotechnical  
Engineering  
Group, Inc.**

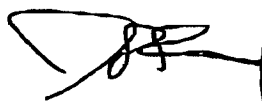
December 19, 2001

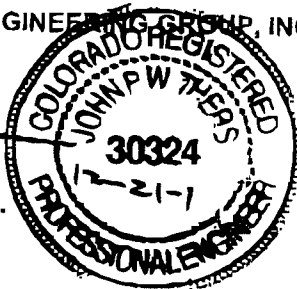
**Great New Homes  
3032 I-70 Business Loop  
Grand Junction, CO 81504****Attention: Mr. Pat Mullinnex****Subject: Excavation Observation  
654 Starlight Drive  
Lot 3, Faircloud Subdivision, Filing No. 3, Block 4  
Grand Junction, Colorado  
Job No. 800**

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation on December 19, 2001. Soils found in the excavation appeared to be consistent with those identified by the "Geotechnical Investigation For Faircloud Subdivision, Situated In The W $\frac{1}{2}$ , SW $\frac{1}{4}$ , NW $\frac{1}{4}$  Section 4, T1S, R1E, Ute Meridian, Mesa County, Colorado" dated September 19, 1997 by Western Colorado Testing, Inc. (their Job No. 207597). We observed the completed excavation and a proof roll, made by a CAT 416B backhoe with a full bucket that revealed no significant yielding on the area observed. We believe the foundation soils are suitable to support a shallow foundation system with a maximum bearing pressure of 1,000 psf as described in the referenced report. We understand spread footing foundations are proposed for the residence and foundation plans have been reviewed by Mesa County Building Department. In our opinion, spread footing 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 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



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 81506