

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

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

BLDG PERMIT NO. 79161



Your Bridge to a Better Community

BLDG ADDRESS 3003 Sunlight Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1564
 TAX SCHEDULE NO. 2943-042-607-003 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 1564
 FILING 2 BLK 2 LOT 3
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Grand Ridge Properties
 (1) ADDRESS 3032 I-70 Bus. Loop
 (1) TELEPHONE 434-4616
 (2) APPLICANT Great Services
 (2) ADDRESS 3032 I-70 Bus. Loop
 (2) TELEPHONE 434-4616
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 X 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 geotech report req'd
 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 4/5/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NP <u>Paid @ CGV</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/5/01</u>

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

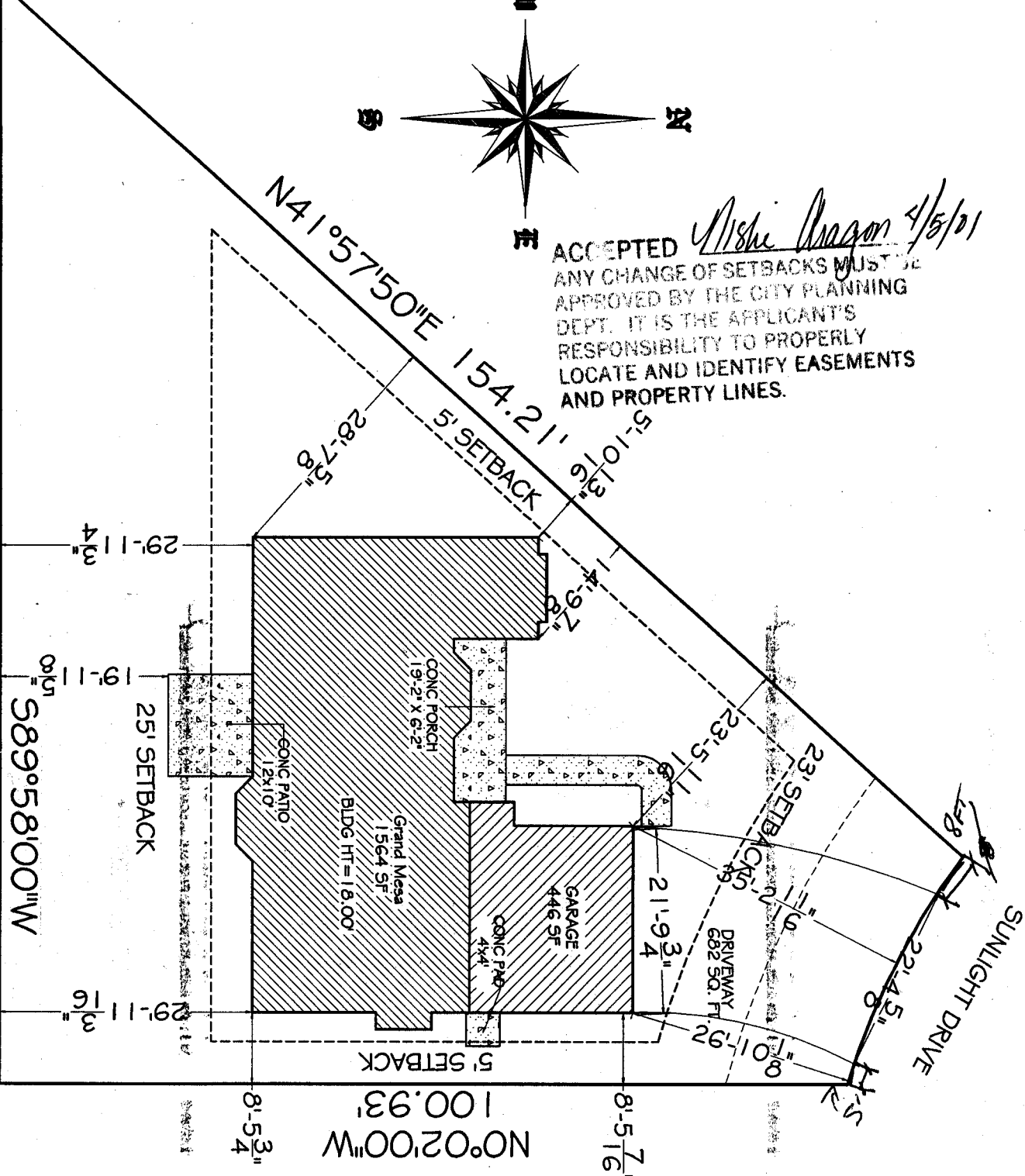
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Althea Dragon 4/5/01*
 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.

LOT 3 BLOCK 2
 3003 Sunlight Drive

130.00'



DRIVE OK
ADP 4/5/01

~~DIMENSIONAL OFFSETS.~~
 DRIVE NOT APPROVED
ADP 3/23/01



WESTERN
COLORADO
TESTING,
INC.

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Grand Junction, Colorado 81505
(970) 241-7700 • Fax (970) 241-7783
E-mail: wct@gj.net
Website: www.westerncolorado.com

April 2, 2001
WCT # 200901

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

Attn: Pat Mullennix
Development Superintendent

Subject: 3003 Sunlight Drive
Grand Junction, Colorado
Faircloud Subdivision, Filings II & III

At your request, on March 30, 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.

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', is written over the printed name.

Michael J. Weigand, PE

