

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

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

BLDG PERMIT NO. 80097



Your Bridge to a Better Community

BLDG ADDRESS 3013 Sunlight Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1448
 TAX SCHEDULE NO. 2943-042-67-013 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 1448
 FILING 3 BLK 3 LOT 4 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 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 Geo tech report required
 CENSUS 11 TRAFFIC 46 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 JAL A M R CHANT Date 5-29-01
 Department Approval Ronnie Edwards Date 6-25-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CGV</u>
Utility Accounting	<u>Kate Helt</u>	Date	<u>6/25/01</u>

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

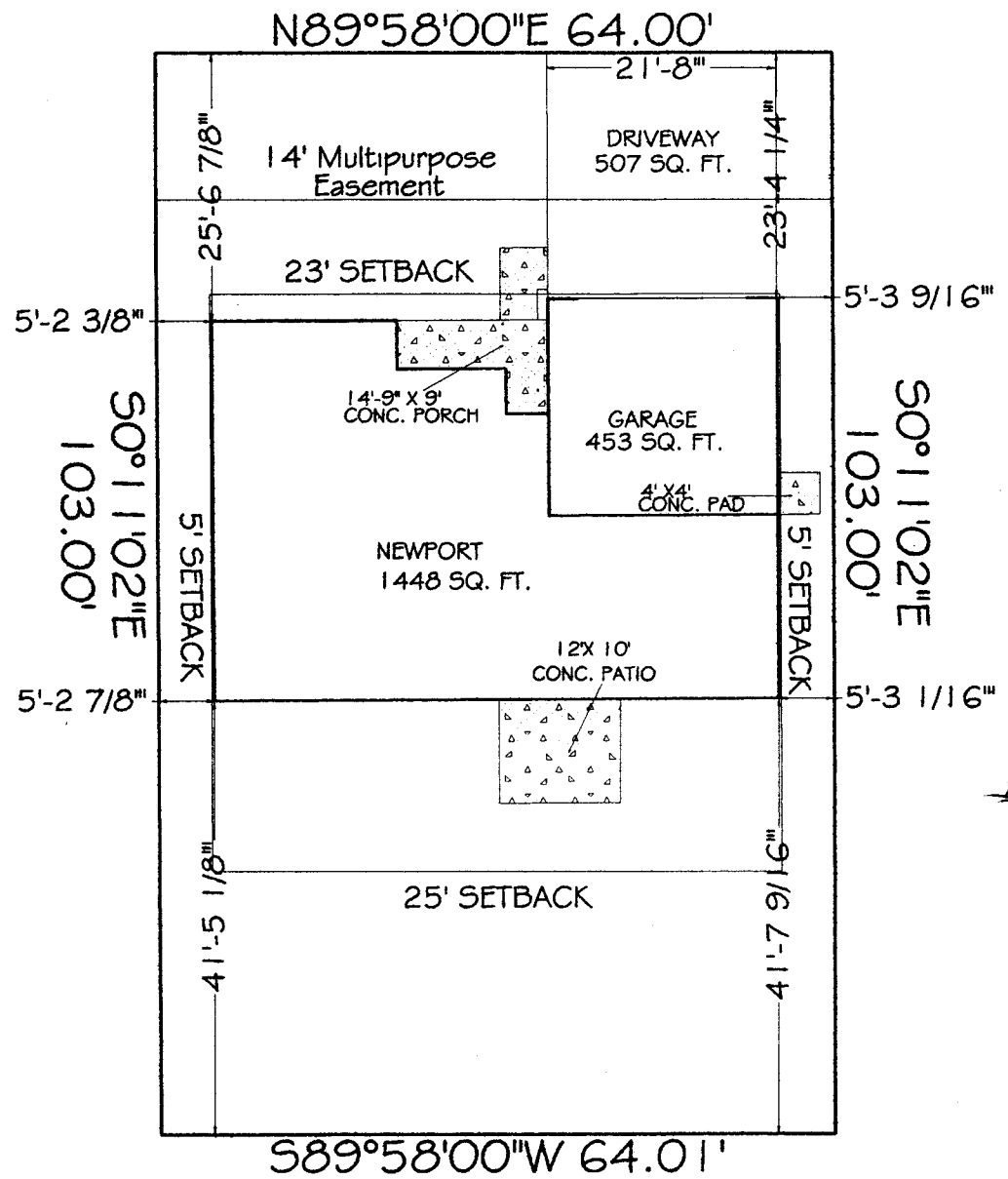
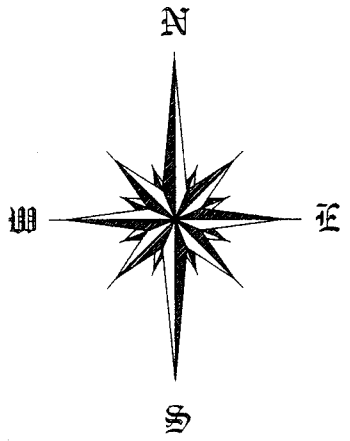
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3013 Sunlight

SUNLIGHT DRIVE

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.

Gene 6/25/01



Drive OK
Gene
5/13/01

LOT 4 BLOCK 3
3013 Sunlight Drive
Newport, LT

**Geotechnical
Engineering
Group, Inc.**

June 25, 2001

Great New Homes
3032 I-70 Business Loop
Grand Junction, CO 81504

Attention: Mr. Pat Mullinnex

Subject: Excavation Observation
3013 Sunlight Drive
Lot 4, Block 3, Faircloud Subdivision, Filing No. 2
Grand Junction, Colorado
Job No. 800

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation on June 18 and 22, 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 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 turned down slab foundations are proposed for the residence and foundation plans have been reviewed by Mesa County Building Department. In our opinion, turned down slab 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
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