

FEE \$	10.00
TCP \$	—
SIF \$	299.00

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

BLDG PERMIT NO. 82871

*AK*



Your Bridge to a Better Community

BLDG ADDRESS 3003 Bentley SQ. FT. OF PROPOSED BLDGS/ADDITION 1907  
 TAX SCHEDULE NO. 2943-042-166-005 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Faircloua TOTAL SQ. FT. OF EXISTING & PROPOSED 1907  
 FILING 2 BLK 2 LOT 2 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 1-70 Bus. Loop USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 434-4666 DESCRIPTION OF WORK & INTENDED USE Single Family Residence  
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3032 1-70 Bus. Loop  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 434-4666  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 Report Requ.  
 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).

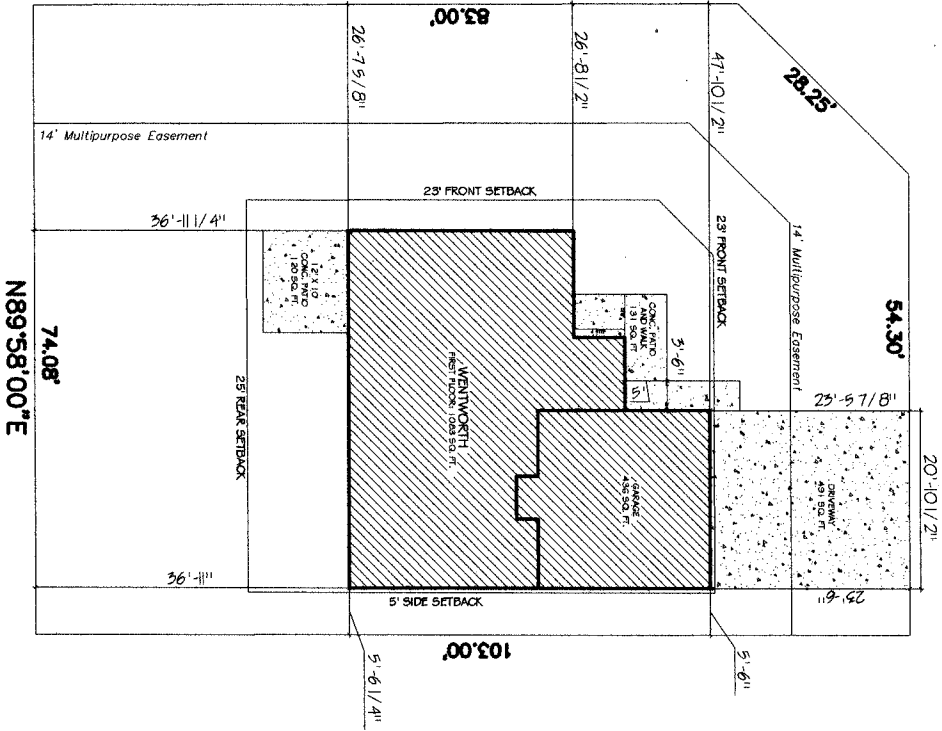
Applicant Signature [Signature] Date 1-10-02  
 Department Approval [Signature] Date 2/8/02

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/S No. <u>paid</u>
Utility Accounting	<u>[Signature]</u>	Date <u>2/8/02</u>	<u>[Signature]</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)

*Faircloud Way*

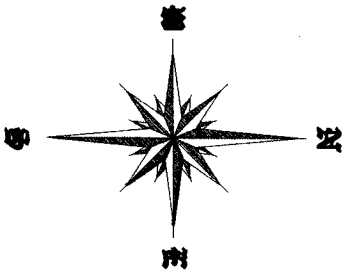
*Bentley Drive*



**PLOT PLAN**  
SCALE: 1" = 10'

*2/8/02*  
*C. Faye Gibson*  
**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

3003 BENTLEY DR.  
LOT 2  
BLOCK 2  
0.2 Acres.  
7441.4 Sq.ft.



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<p>2</p> <p>GRANT NEW HOMES PROJ. NO. 12901.02</p>	<p>DATE: 01-03-02</p> <p>REVISIONS BY: ROB WALKER</p>	<p>DATE: 12-29-01</p> <p>REVISIONS BY: WILLIAM BELL</p>	<p>MODEL: WENTWORTH</p> <p>ADDRESS: 3003 BENTLEY DR.</p> <p>CITY, STATE: GRAND JUNCTION, CO.</p>	<p><b>GREAT NEW HOMES</b></p> <p>3032 I-70 BUSINESS LOOP</p> <p>GRAND JCT. COLO. 81504</p>
	<p>DATE: 01-03-02</p> <p>REVISIONS BY: ROB WALKER</p>	<p>DATE: 12-29-01</p> <p>REVISIONS BY: WILLIAM BELL</p>	<p>MODEL: WENTWORTH</p> <p>ADDRESS: 3003 BENTLEY DR.</p> <p>CITY, STATE: GRAND JUNCTION, CO.</p>	<p><b>GREAT NEW HOMES</b></p> <p>3032 I-70 BUSINESS LOOP</p> <p>GRAND JCT. COLO. 81504</p>

**Geotechnical  
Engineering  
Group, Inc.**

January 8, 2002

**DRAFT**

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

Attention: Mr. Jim Campbell

Subject: Excavation Observation  
3003 Bentley Drive  
Lot 2, Faircloud Subdivision, Filing No. 2, Block 2  
Grand Junction, Colorado  
Job No. 800

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation 3 times on January 23+28, + February 8, 2002. 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 loader 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

  
Engineering Technician

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 81505