

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 83116



Your Bridge to a Better Community

BLDG ADDRESS 2871 Mason Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1338

TAX SCHEDULE NO. 2943-191-19-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Skyles TOTAL SQ. FT. OF EXISTING & PROPOSED 1338

FILING 1 BLK 3 LOT 1

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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3032 I-70 Bus Loop

(2) TELEPHONE 434-4616

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 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 7.5' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions _____

CENSUS 8 TRAFFIC 60 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 Jul Annen

Date 1-30-02

Department Approval C. Jaye Johnson

Date 2/14/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd e Cgk</u>
Utility Accounting	<u>Dottie Konever</u>		Date <u>2-14-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

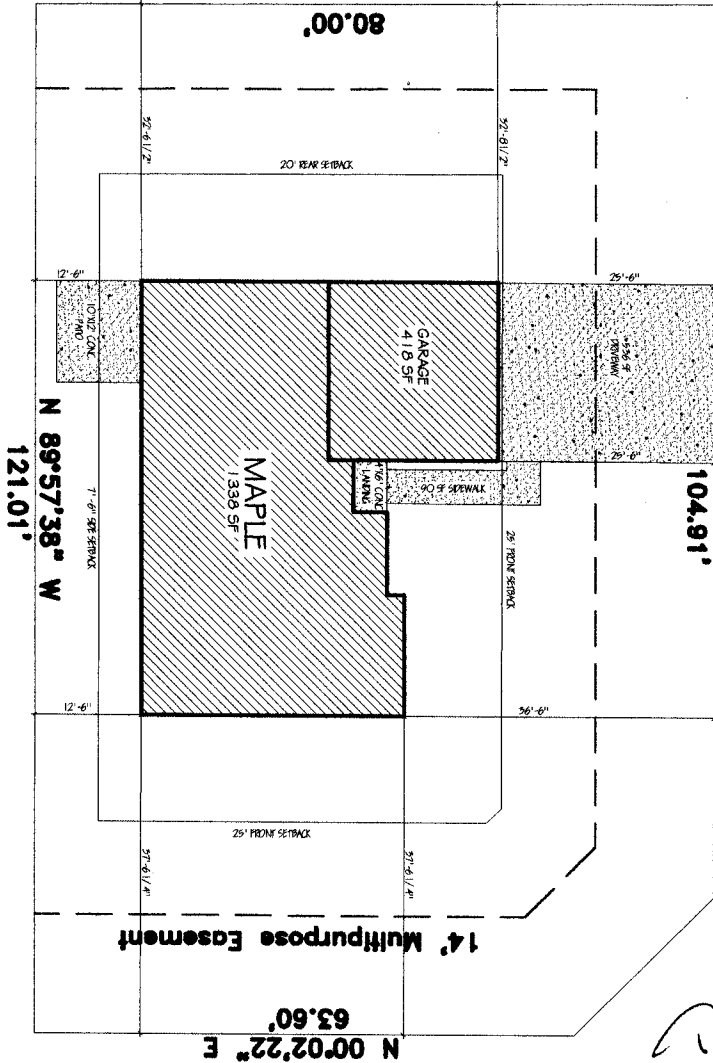
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

MASON DRIVE

S 89°57'38" E

104.91'

N 00°11'14" W
80.00'



*DRIVE OK
DAD
2/14/02*

SKYLER STREET

N 00°02'22" E
63.60'

N 89°57'38" W
121.01'

2871 MASON DRIVE

LOT 1

BLOCK 3

9492.9 SQ. FT.

0.22 ACRES



ACCEPTED *C. Jay Wilson*
 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

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MODEL: MAPLE
 ADDRESS: 2871 MASON DRIVE
 CITY, STATE: GRAND JUNCTION, CO

GREAT NEW HOMES
 3032 I-70 BUSINESS LOOP
 GRAND JCT. COLO. 81504

DRAWN BY: _____
 DATE: _____
 REVISIONS BY: _____
 SHEET: 2
 DATE: 1-25-02

GREAT NEW HOMES PROJ. NO. 012-02

**Geotechnical
Engineering
Group, Inc.**

February 8, 2002

DRAFT

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

Attention: Mr. Jim Campbell

Subject: Excavation Observation
2871 Manson Drive
Lot 1, Skyler Subdivision, Block 3
Grand Junction, Colorado
Job No. 799

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation 3 times on February 7 + 8, 2002. Soils found in the excavation appeared to be consistent with those identified by the "Subsurface Soils Exploration, Skyler Subdivision, Grand Junction, Colorado" dated January 31, 2000, prepared by Grand Junction Lincoln DeVore, Inc. (their Job No. 87839-GJ). We observed the completed excavation prior to fill placement and a proof roll, made by a JHS 30 loader with a full bucket revealed no significant yielding of the completed subgrade and two 12-inch thickness lift of structural fill. We believe the foundation soils are suitable to support a shallow foundation system with a maximum bearing pressure of 1,400 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 and testing of the fill for 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

605 W. ...