

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

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

BLDG PERMIT NO. 82716



Your Bridge to a Better Community

BLDG ADDRESS 658 Starlight Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2025

TAX SCHEDULE NO. 2943-042-106-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 2025

FILING 2 BLK 3 LOT 6

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 F70 Bus. Loop

(1) TELEPHONE 434-4666 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Great Services DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) ADDRESS 3032 F70 Bus. Loop TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 434-4666

**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 3570

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 410 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 12/21/01

Department Approval [Signature] Date 1/28/02

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O NO
Utility Accounting <u>[Signature]</u>	Date <u>1-28-02</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)

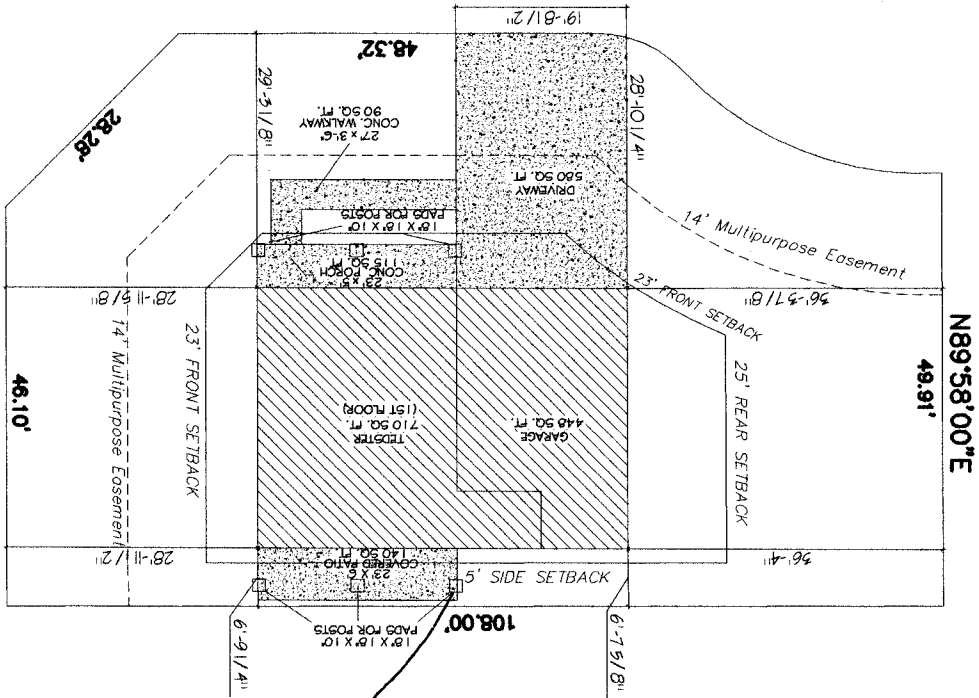
DRIVE OK  
WJ  
1/28/02

Starlight Drive

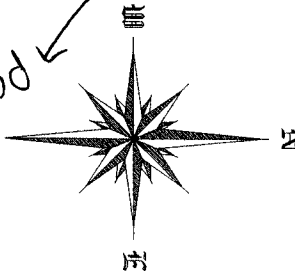
Bentley Drive

**PLOT PLAN**

SCALE: 1"=10'



paths will not be done just with a concrete pad.



LOT 6  
BLOCK 3  
0.1 Acres.  
6533.9 Sq. ft.

ACCEPTED  
1/29/02  
Charles Johnson  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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CUSTOMER APPROVAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

MODEL: **TEDSTER**  
ADDRESS: 656 STARLIGHT DRIVE  
ACAD File Name: 12201-02.DWG

DRAWN BY: WILLIAM BELL  
DATE: 12-DEC-00  
SHEET 2 of 10

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

**Geotechnical  
Engineering  
Group, Inc.**

January 28, 2002

**DRAFT**

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

Attention: Mr. Jim Campbell

Subject: Excavation Observation  
658 Starlight Drive  
Lot 6, Faircloud Subdivision, Filing No. 3, Block 3  
Grand Junction, Colorado  
Job No. 800

As requested, a Geotechnical Engineering Group, Inc. representative visited the site and observed the open foundation excavation 2 times on January 17 + 28, 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 416 B 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