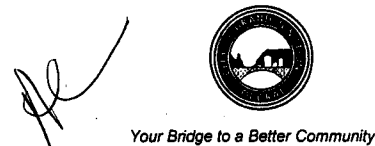


FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 82595



BLDG ADDRESS 1059 Starlight Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2206
TAX SCHEDULE NO. 2943-042-166-015 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Fairclaud TOTAL SQ. FT. OF EXISTING & PROPOSED 2206
FILING 2 BLK 3 LOT 9
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 434-4016
(2) APPLICANT Great Services
(2) ADDRESS 3032 I-70 Bus. Loop
(2) TELEPHONE 434-4016
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 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 Letter required from Eng.
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).

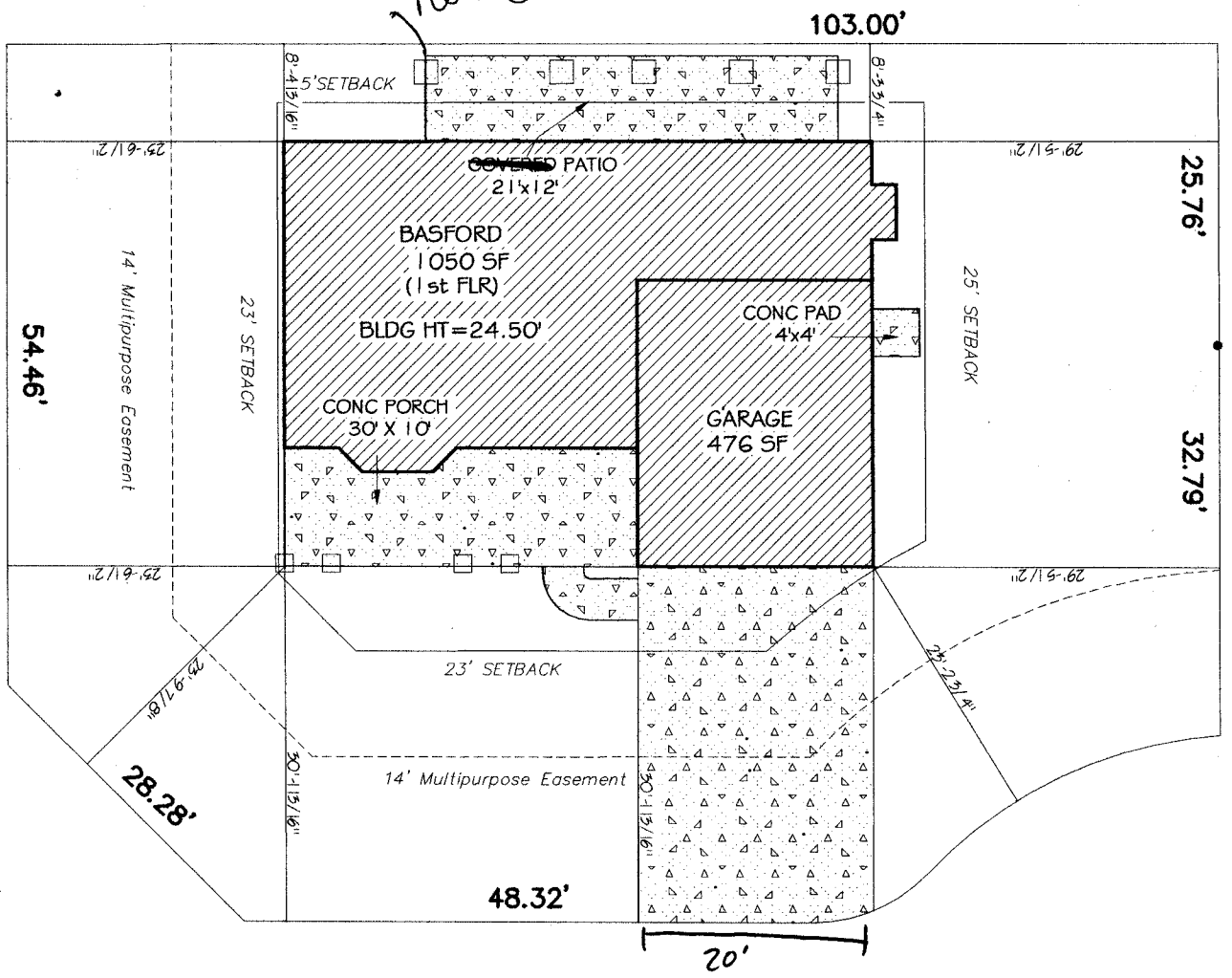
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12/6/01
Department Approval C. Faye Gibson Date 2/21/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>CGVSD</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/21/02</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)

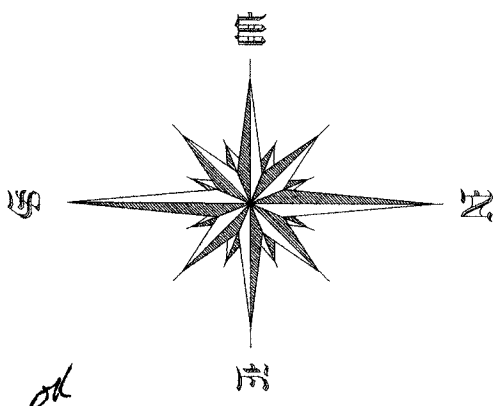
BENTLEY DRIVE



STARLIGHT DRIVE

2/12/12
 Jay Deen
 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

PRUE OK
 DMP
 12/7/11



659 FAIRCLOUD WAY
 LOT 9
 BLOCK 3
 0.2 Acres.
 7158.7 Sq. ft.

**Geotechnical
Engineering
Group, Inc.**

December _____, 2001

FEBRUARY 21, 2002

DRAFT

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

Attention: Mr. Pat Mullinex

Subject: **Excavation Observation**
659 Starlight Drive
Lot 9, Faircloud Subdivision, Filing No. 2, 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 on December ~~10-11~~ ^{11-9, 17, 21} 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 C416B 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