FEE $	10.00
TCP $	1,500
SIF $	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

(2)

Building Address 2070 RAINDANCE Ct. No. of Existing Bldgs 0 No. Proposed 1

Parcel No. PARENT PARCEL 2697-364-12-009 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 4312

Subdivision Independance Ranch Sq. Ft. of Lot / Parcel _____

Filing 11 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name BRIAN FISHER

Address 413 SMALLWOOD LN.

City / State / Zip CLIFTON CO 81520

DESCRIPTION OF WORK & INTENDED USE:

- [x] New Single Family Home (*check type below)
- [ ] Interior Remodel [ ] Addition
- [ ] Other (please specify): _____

*TYPE OF HOME PROPOSED:

- [x] Site Built [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [ ] Other (please specify): _____

APPLICANT INFORMATION:

Name FISHER CONST.

Address 413 SMALLWOOD LN.

City / State / Zip CLIFTON, CO 81520 NOTES: _____

Telephone 216-7851

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 25' from property line (PL) Permanent Foundation Required: YES X NO _____

Side 10' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 32' Special Conditions Slope Stability analysis required to be approved by CO Geological Survey.

Voting District A Driveway Location Approval _____ (Engineer's Initials)

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).

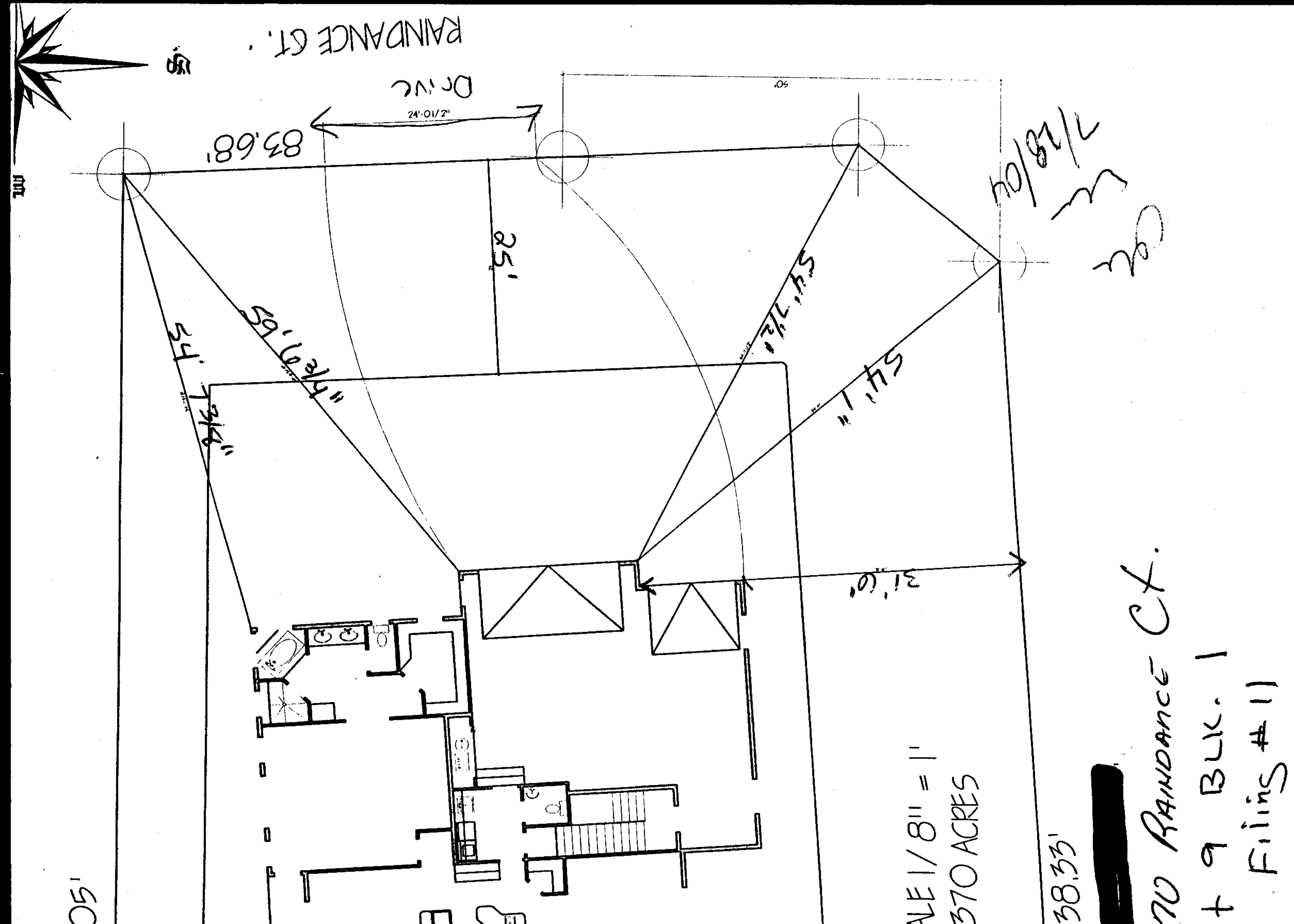
Applicant Signature _____ Date 7/28/04

Department Approval M. C. Faye Hall Date 8/18/04

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 17557
Utility Accounting			Date 8/18/04

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

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



ACCEPTED Faye Hall 8/18/04

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.

STATE OF COLORADO

COLORADO GEOLOGICAL SURVEY
Department of Natural Resources
1313 Sherman Street, Room 715
Denver, Colorado 80203
Phone (303) 866-2611
FAX (303) 866-2461

DEPARTMENT OF
NATURAL
RESOURCES

Bill Owens
Governor

Russell George
Executive Director

Ronald W. Cattany
Division Director

Vincent Matthews
State Geologist

August 18, 2004

Ms Faye Hall
Grand Junction Community Development
250 N. 5th St
Grand Junction, CO 81501

Re: **Lot 9, Independence Ranch**
CGS Review No. MA-03-0038

Dear Ms Hall:

I have reviewed the letter on Slope Stability, 2070 Raindance Court prepared by Grand Junction Lincoln-DeVore (August 5, 2004). The lot, which did have a deep gully extending into the northeast corner, has been filled with up to 8 ft of controlled fill sloped to a very gentle grade. The outlets for storm water are located in the utility and drainage easement and should not affect lot 9 unless headward erosion becomes active.

I find the grading mitigation to be adequate for the site and have no objections to the proposed construction.

Yours truly,

Celia Greenman
Geologist

GRAND JUNCTION
LINCOLN DeVORE, Inc.
GEOTECHNICAL ENGINEERS – GEOLOGISTS

ERIC HAUN

1441 Motor St.
Grand Junction, CO 81505

TEL: (970) 242-8968
FAX: (970) 242-1561

August 5, 2004

Mr. Brian Fisher
FISHER CONSTRUCTION
413 Smallwood Lane
Clifton, Colorado 81520

Re: Slope Stability, 2070 Raindance Court, Grand Junction, Colorado

Gentlemen:

I have reviewed our records regarding the above referenced site (Lot 9, Block 1, Filing 10, Independence Ranch) and have visited the site to observe the final site grading and the actual foundation excavation. Our records include the GJLD Report of Slope Stability Study, Independence Ranch Subdivision, Filing 10 & 11, February 25, 2003 and Fill Density Test Daily Reports for the Structural Fill and Overlot Grading for this subdivision.

The site grading has resulted in this lot being removed from the *Area of Special Slope Stability Concern.* The subdivision site grading on and adjacent to 2070 Raindance Court has included up to eight feet (8') of controlled fill placed within the old gully. Copies of our Fill Density Test Daily Reports are included with this letter. The controlled fill was placed in conjunction with the storm drainage piping and outlets. The controlled fill was extended over fifty feet (50') to the northeast, with the new gully head at the storm drainage outlets.

The original lot topography included an eight (8') foot deep gully in the north portion of the building area, which drained to the north, northeast, into the gully dissected Bluff Line. The main Bluff Line is over 300' northeast of this building lot. The new site grading has a very gentle slope (1:18, vertical:horizontal) to the northeast, for about 21' feet beyond the building lot. At the upper Slope Break, the slope slightly steepens (1:10, vertical:horizontal) for over 40 feet. At the lower slope break, The final slope into the gully steepens (1:3, vertical:horizontal) for a final slope height of about 8' to 10'. The final structural and controlled fills are mostly founded on the lower sandy Gravel and Cobble.

We hope this letter has provided you with the information required. If questions arise or further information is needed, please feel free to contact Grand Junction Lincoln-DeVore at any time.

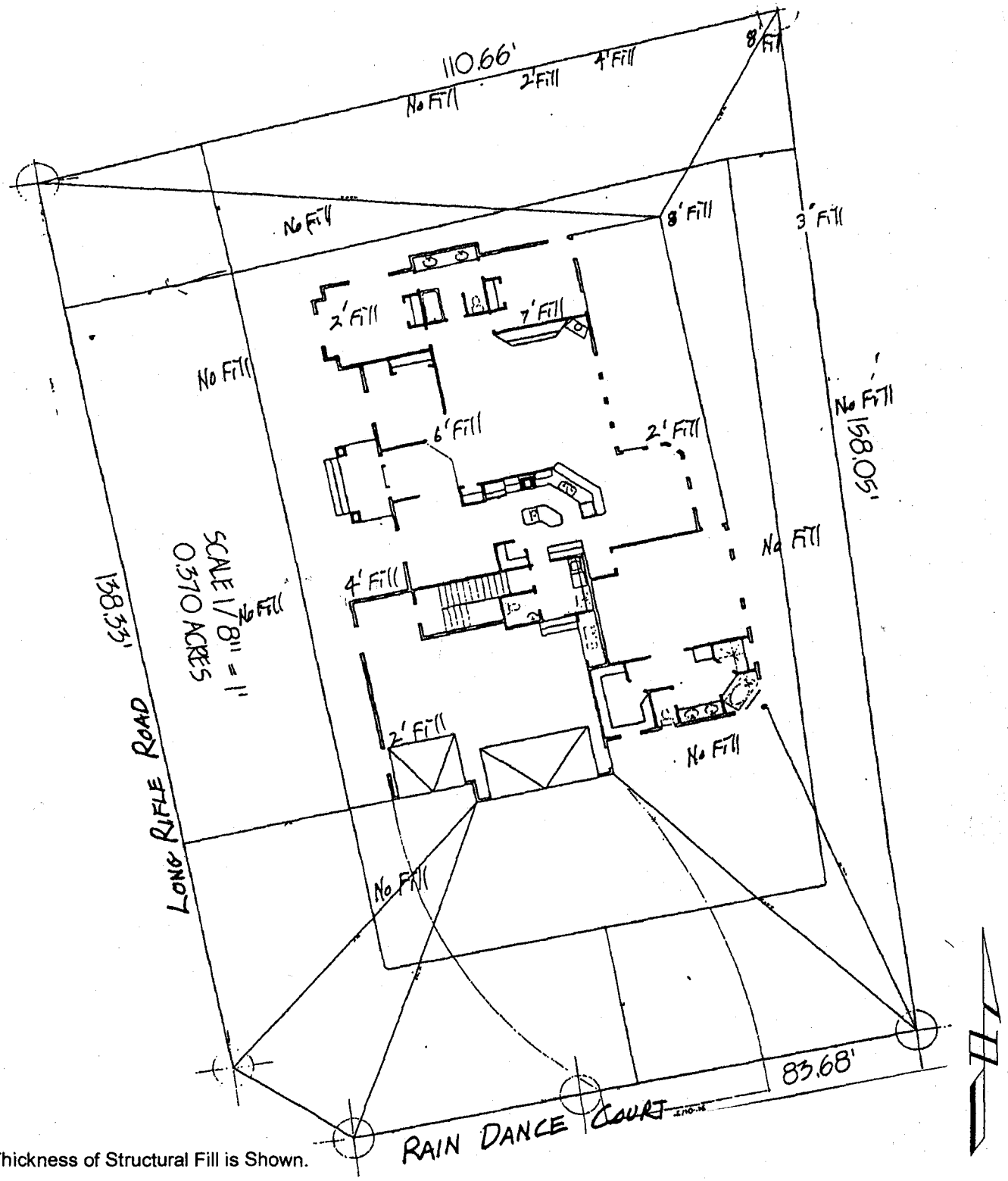
Respectfully submitted,

GRAND JUNCTION
LINCOLN-DeVORE, INC.

COLORADO REGISTERED
EDWARD M. MORRIS
30530
8-5-04

by: Edward M. Morris PE
Principal Engineer

GJLD Job # 91208-GJ



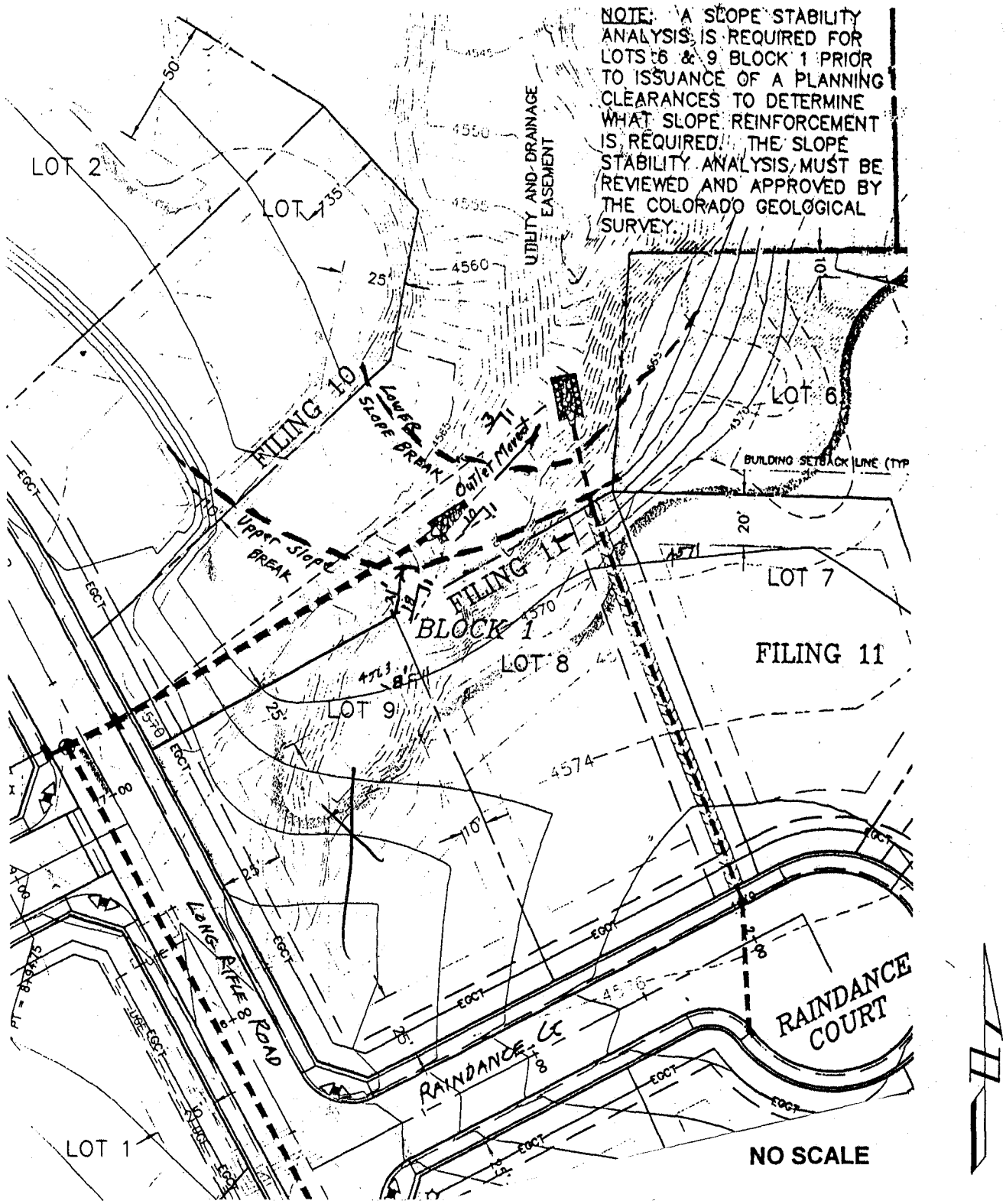
Thickness of Structural Fill is Shown.

Based Upon GJLD Records and Cut/Fill Mapping.

SKETCH From FISHER CONSTRUCTION Site Plan

SITE LOCATION DIAGRAM

GRAND JUNCTION LINCOLN - DeVORE, Inc. Geotechnical Consultants **Grand Junction, Colorado**	**SLOPE STABILITY REVIEW** **2070 Raindance Court, Grand Junction, CO.**	
	FISHER CONSTRUCTION **Clifton, Colorado**	Date **8-5-2004**
	Job No. **91208-GJ** / Drawn **EMM**	



PLAN Adapted From THOMPSON-LANGFORD Drawing

GENERAL SITE DIAGRAM

GRAND JUNCTION
LINCOLN - DeVORE, Inc.
Geotechnical Consultants
Grand Junction, Colorado

SLOPE STABILITY REVIEW
2070 Raindance Court, Grand Junction, CO.

FISHER CONSTRUCTION Clifton, Colorado		Date 8-5-2004
Job No. 91208-GJ	Drawn EMM	

Client: Laughing Waters, LLP	Report No: 12
Project: Independence Ranch Subdivision, Fil. 10/11	Date of Test: 6-10-03
Location:	Test By: RL
Rock correction applied to proctor, as needed.	GJLD Job No: 90235-GJ

TEST TYPE:	Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS: Project:	City: X	County:	State:

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT. %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
80	Controlled fill, Lot 3, Blk 1, Fil. 10 @ FSG	91	90	9.5	+-2	129.0@9.5	NC
81	Controlled fill, Lot 2, Blk 1, Fil. 10 @ FSG	91	90	10.0	+-2	129.0@9.5	NC
82	Controlled fill, Lot 1, Blk 1, Fil. 10 @ FSG	91	90	9.9	+-2	129.0@9.5	NC
83	Controlled fill, Lot 9, Blk 1, Fil. 11 @ 2' fill hgt	92	90	9.5	+-2	129.0@9.5	NC
84	Controlled fill, Lot 9, Blk 1, Fil. 11 @ 4' fill hgt	92	90	9.4	+-2	129.0@9.5	NC
85	West edge Raindance Ct & Lot 8, Blk 1, Fil. 11 @ subgrade prep	93	90	9.2	+-2	129.0@9.5	NC

DISTRIBUTION:

1-Client

1-TLC

KEY:
* Fails Compaction Spec.
** Fails Moisture Spec.
S Standard Proctor
M Modified Proctor
C = Cohesive
NC = NonCohesive
ABC = Aggregate Base
PR = Pit Run

GRAND JUNCTION LINCOLN DeVORE, INC.

BY: RL

FILL DENSITY TEST DAILY REPORT

NOTE: Results indicate in-place soil densities at the locations and depths identified above. Grand Junction Lincoln DeVore has relied on the contractor to provide uniform mix placement and compactive effort throughout the fill area.

Nuclear Density Testing of 'pit run' or other coarse grained soils may require correction of Unit Weight And Water Content, ASTM D-4718. If soils contain oversize particles in excess of the limits of ASTM D-4718

Nuclear Density Testing is performed for acceptance control and is combined with visual and penetration methods.

GRAND JUNCTION LINCOLN DeVORE

Geotechnical Engineers-Geologists

Client: Laughing Waters, LLP			Report No: 13
Project: Independence Ranch Subdivision, Fil. 10/11			Date of Test: 6-11-03
Location:			Test By: RL, BK, DA
Rock correction applied to proctor, as needed.			GJLD Job No: 90235-GJ
TEST TYPE: Nuclear (ASTM 2922) Backscatter	Nuclear (ASTM 2922) Direct Trans. X	(ASTM D-1556) Sand Cone	SPECIFICATIONS: Project: City: X County: State:

Test No.	Location of Test	COMPACTION %	COMPAC. SPEC. %	MOISTURE CONT. %	MOISTURE SPEC. %	PROCTOR VALUE	SOIL TYPE
86	Controlled fill, Lot 8, Blk 1, Fil. 11 @ 2' fill hgt	92	90	9.5	+-2	129.0@9.5	NC
87	Controlled fill, Lot 8, Blk 1, Fil. 11 @ 4' fill hgt	92	90	9.4	+-2	129.0@9.5	NC
88	Controlled fill, Lot 9, Blk 1, Fil. 11 @ 6' fill hgt	94	90	9.4	+-2	129.0@9.5	NC
89	Controlled fill, Lot 10, Blk 2, Fil. 10 @ 5' fill hgt	93	90	11.8	+-2	123.0@11.0	NC
90	Controlled fill, Lot 9, Blk 2, Fil. 10 @ 5' fill hgt	94	90	10.6	+-2	123.0@11.0	NC
91	Controlled fill, Lot 9, Blk 1, Fil 10 @ 2' fill hgt	90	90	8.6	+-2	129.0@9.5	NC
92	Controlled fill, Lot 7, Blk 1, Fil. 10 @ 2' fill hgt	93	90	7.5	+-2	129.0@9.5	NC
93	Controlled fill, Lot 6, Blk 2, Fil. 10 @ 2' fill hgt	96	90	8.7	+-2	129.0@9.5	NC
94	Controlled fill, Lot 6, Blk 2, Fil. 10 @ FSG	90	90	7.8	+-2	129.0@9.5	NC

DISTRIBUTION:

1-Client

1-TLC

KEY: * Fails Compaction Spec. C = Cohesive

** Fails Moisture Spec. NC = NonCohesive

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GRAND JUNCTION LINCOLN DeVORE, INC.

BY: RL

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GRAND JUNCTION LINCOLN DeVORE

Geotechnical Engineers-Geologists