

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

103895-59112

Building Address 2078 Raindance Ct No. of Existing Bldgs 1 No. of Proposed 1

Parcel No. 2947-151-53-005 Sq. Ft. of Existing Bldgs 1000 Sq. Ft. Proposed _____

Subdivision Independence Ranch Sq. Ft. of Lot / Parcel 15,000

Filing 12 Block _____ Lot _____

OWNER INFORMATION:

Name Brian Fisher

Address 2078 Raindance Ct

City / State / Zip 8150

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): POOL

APPLICANT INFORMATION:

Name _____

Address _____

City / State / Zip _____

Telephone _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: Swimming Pool - needs
Engineer Soils Report

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 _____

SETBACKS: Front Per PD from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side Per PD from PL Rear Per PD from PL Parking Requirement _____

Maximum Height of Structure(s) _____ Special Conditions Per PD & required
engineers Soils Report

Voting District _____ 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 7-18-07

Department Approval _____ Date 7/18/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Pool only</u>
Utility Accounting <u>2</u>	Date <u>7/18/07</u>		

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)

Range 2 West

N88°51'56"E 141.24' C
N88°

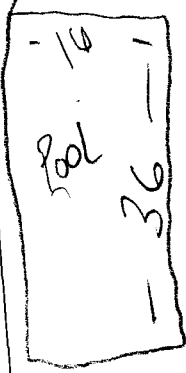
32'

123.75'

N00°31'51"E

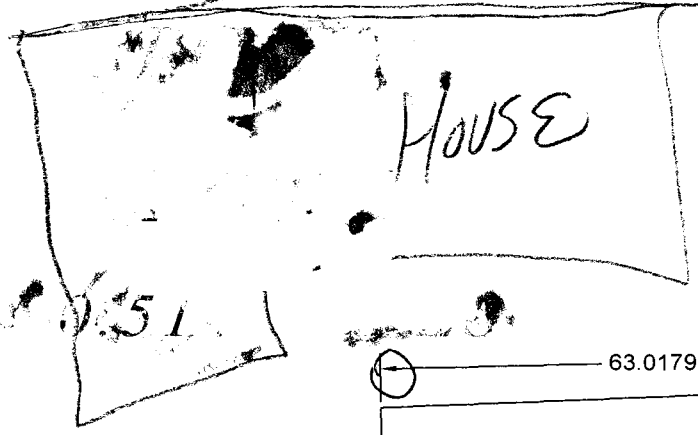
34.01'

92.2659



62.6422

S02°14'13"E
131.64'



122.3039

63.0179

53.8655

155.53'
N12°11'35"E

7/18/04
MUST BE
LANNING
STATE

40.03'
N47°10'24"E
50.46'

863°27'21"E
44.00'

L15 L16

TRACT B

L17

L14

S87°21'29"E 81.78'

DRAIN
C17

Plot for 2078 RAINING OF

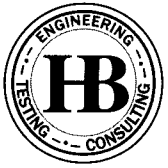
Brian Fisher

216-7851

Root System Disturb^d/Removal

Set Backs

Layout?



Huddleston-Berry
Engineering & Testing, LLC

640 White Avenue, Unit B
Grand Junction, CO 81501
Phone: 970-255-8005
Fax: 970-255-6818
HuddlestonBerry@bresnan.net

July 3, 2007
Project#266-07

Fisher Construction and Development
2078 Raindance Court
Grand Junction, Colorado 81503

Attention: Mr. Brian Fisher

Subject: Proposed Pool
2078 Raindance Court
Grand Junction, Colorado

Dear Mr. Fisher,

At your request, Huddleston-Berry Engineering & Testing, LLC (HBET) evaluated your proposed pool in accordance with the City of Grand Junction requirements. HBET understands that your proposed pool lies in an area of special slope stability concern.

HBET personnel visited 2078 Raindance Court on July 2, 2007 and observed the pool excavation. The soils observed in the excavation consisted primarily of loose to medium dense silty sand. The excavation was located adjacent to approximately 1.5H:1V to 2H:1V slopes which drop approximately fifty feet to a drainage.

Given that the water in the pool (62.4 pcf) will weigh less than the soil it replaces (~105 pcf), the pool itself is not anticipated to impact the stability of the steep slopes. However, most slope failures are caused by excess moisture. As a result, a leak in the proposed pool could cause instability and possibly lead to failure of the steep slopes.

In order to reduce the potential impact of a pool leak, HBET recommends lining the pool excavation with a geomembrane. The geomembrane should consist of a minimum 45-mil liner such as Firestone PondGuard. To protect the membrane from damage, it is recommended that a minimum 3.5-oz per square yard non-woven geotextile fabric be placed above and below the membrane. The membrane and geotextiles should be installed in accordance with the manufacturers' specifications. Specifically, care should be taken to prevent damage to the membrane during installation. In addition, seams should be carefully constructed to ensure the integrity of the liner. HBET should be contacted to provide oversight of geomembrane installation.

A geomembrane liner below the pool will create a secondary containment system for any leaks that may occur in the pool over time. Therefore, provided that the liner and pool are properly constructed, HBET does not see any reason to preclude construction of a pool on the subject property.

We are pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this letter.

Respectfully Submitted:

Huddlestone-Berry Engineering and Testing, LLC



Michael A. Berry, P.E.
Vice President of Engineering

2078 Raindance Court



SCALE 1 : 360

