

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	466 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. DEFERRED

X ZONING APPROVAL
 Building Address 2070 Raindance Ct
 Parcel No. 2947-151-53-000
 Subdivision Independence Ranch
 Filing 11 Block 1 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4300
 Sq. Ft. of Lot / Parcel 18,033.84
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5140
 Height of Proposed Structure 28'

OWNER INFORMATION:

Name JD & Sandra Curto
 Address 715 Suncrest Dr
 City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:

Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Zag Built LLC
 Address PO Box 577
 City / State / Zip Grand Junction, CO 81502
 Telephone 970-260-9808

***TYPE OF HOME PROPOSED:**

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

NOTES: Slope stability Required

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 PLANNING 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 Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 32 Parking Requirement 2
 Voting District A Driveway Location Approval PP Special Conditions _____
 (Engineer's Initials)

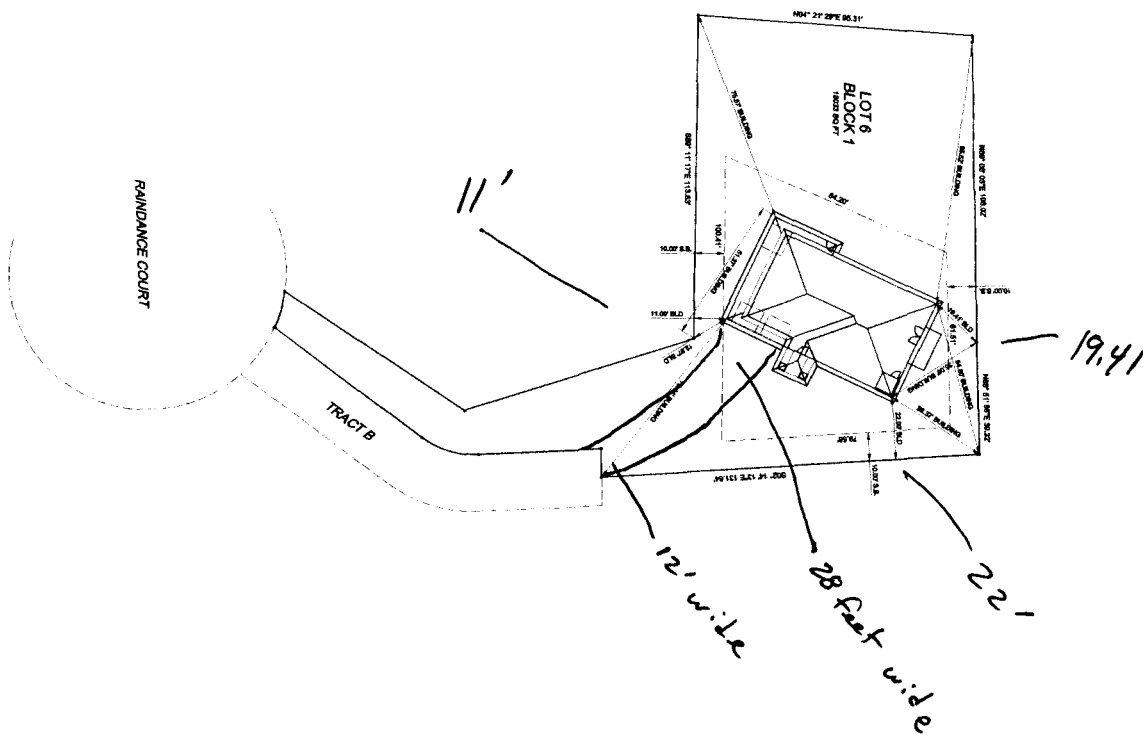
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 01-22-10
 Planning Approval PP Wendy Spurr Date 2/19/10

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 21116
 Utility Accounting [Signature] Date 2/19/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SITE ADDRESS:
2078 RAINDANCE COURT
GRAND JUNCTION, CO

ACCEPTED *Wendy Spinks*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 OBTAIN ALL NECESSARY
 PERMITS AND APPROVALS.



SCALE: 1/8"
 DATE: 08/11/09
 PROJECT NO. 08-131
 SHEET NO.
C1
 SHEET 1 OF 6

PREPARED FOR:
 ZAG BUILT, LLC
 436 RUST COURT
 GRAND JUNCTION, CO

DRAWN:
 CHECKED:
 DATE:

SITEPLAN

CJ's DESIGN & DRAFTING
 ARCHITECTURAL • CIVIL • STRUCTURAL • SURVEY
 PHONE: OFFICE- 720-379-6830 CELL-870-640-1927
 EMAIL: CMESTASDRAFT@YAHOO.COM
 WEB: WWW.CJSDSIGNDRAFTING.COM

NO.	REVISION	DATE



**GRAND JUNCTION
LINCOLN DeVORE, Inc.**
GEOTECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor Street
Grand Junction, CO. 81505

Tel: (970) 242-8968
Fax: (970) 242-1561

E-mail: gjldem@earthlink.net

February 17, 2010

ZAG Built
P.O. Box 577
Grand Junction, CO 81502

Re: Building/Slope Setback, 2076 Raindance Ct., Grand Junction, CO

The Grand Junction Lincoln DeVore records regarding the Slope Stability Analysis for the Filing 10 of Independence Ranch Subdivision have been reviewed in light of the site plan provided for the proposed residence. The site in question is Lot 6, Filing 10, having a physical address of 2077 Raindance Ct.

The final subdivision site grading and structure placement following the Conclusion and Recommendations of the GJLD Report # 89144-GJ, 3-18-03, is such that the proposed residential structure on this lot is not adversely affected by the Area of Special Slope Stability Concern, as shown on the Thompson Langford Corp. mapping for this subdivision . **Edward M. Morris, P.E. must approve the final landscape grading and irrigation plan for the small gully area in the new fill, immediately West of the proposed structure.**

The final subdivision grading plan for the Filing 11 of Independence Ranch Subdivision incorporated a controlled structural fill placed within the west flowing small gully in the west portion of this building lot. The attached figure of PIT LOCATION DIAGRAM, 12-18-2009, shows this original gully topography lines prior to the final subdivision grading. The figure with the 2007 PHOTO from Mesa County GIS Web Site, shows the original topography lines and the area of new fill and site regrading is obvious. Please note the existing residence to the east, 2078 Raindance, is constructed over the pre-existing gully which was filled using the construction of a GeoCell Reinforced Slope for Retention/Stabilization as designed by Grand Junction Lincoln DeVore, Inc. , job # 89914-GJ, drawing dated 7-31-2003.


As part of the fill placement, a low capacity gravel collector and perforated drain pipe was installed in the grubbed bottom of the gully feature, to discharge into the larger gully to the west. When last monitored in 2007, the ground surface around this drain outlet had no indications of significant amounts of water discharge. The drain outlet is partially buried in the fine to medium grained silty sands, as per design. The undersigned witnessed the grubbing and final drain installation and in-place density testing of the new fill were taken, as part of our services for the subdivision development.

At the completion of the initial subdivision development, Grand Junction Lincoln DeVore ran an analysis of slope stability on the final slope on 2077 Raindance Ct.. The setback line established on the Thompson Langford drawing was confirmed.

It is believed that all pertinent points have been addressed. If any further questions arise regarding this project or if we can be of any further assistance, please do not hesitate to contact this office at any time.

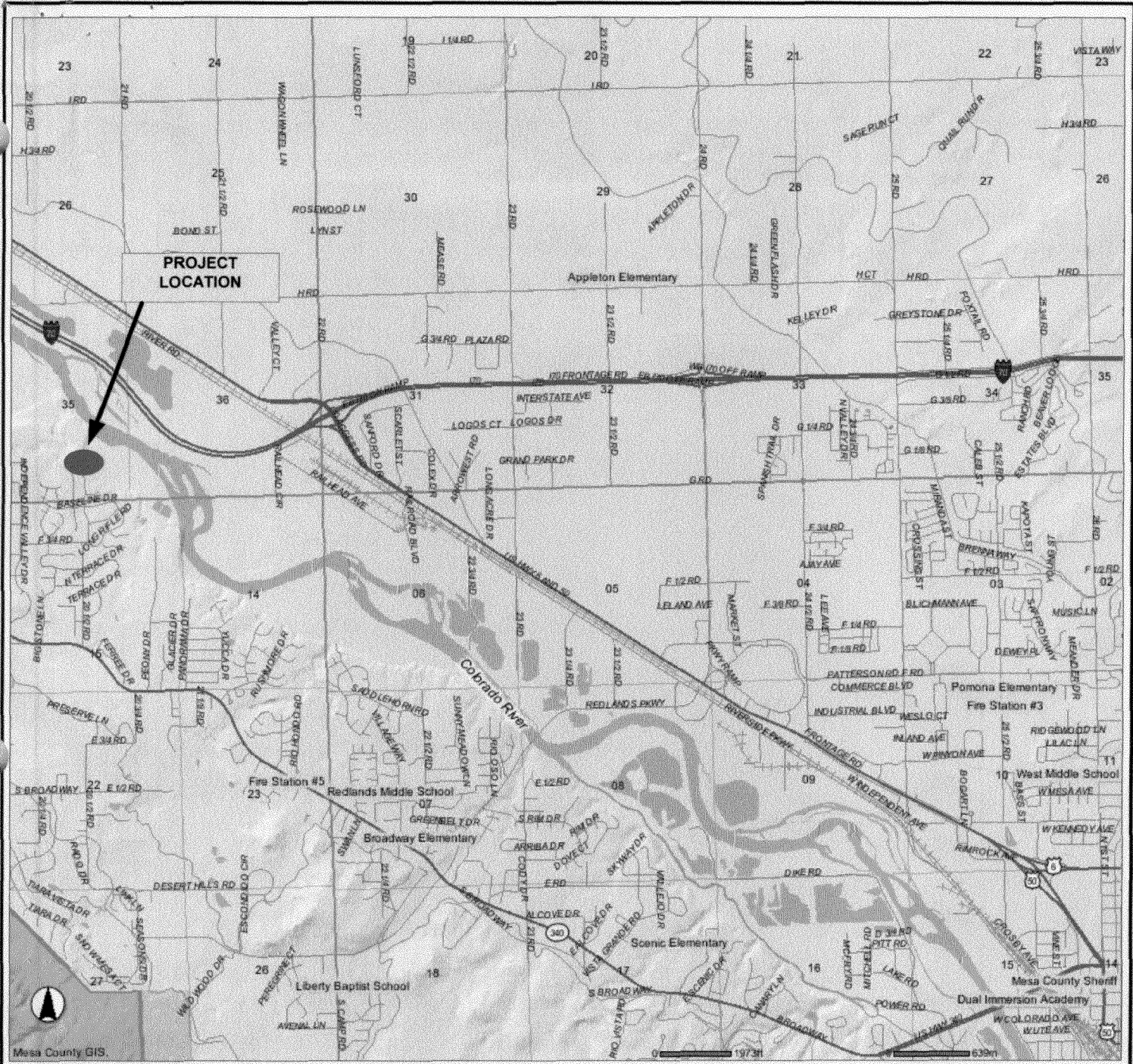
Respectfully Submitted,

GRAND JUNCTION
LINCOLN DeVORE, Inc.


by: Edward M. Morris PE
Principal Engineer



GJLD Job No.: 93940-GJ



MAPPING from MESA COUNTY GIS Web Site

SITE LOCATION DIAGRAM



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

RESIDENCE
2076 Raindance Ct, Grand Junction, CO.

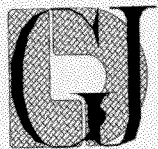
ZAG Built, Grand Junction, Colorado		Date 12-29-2009
Job No. 93940-GJ	Drawn EMM	Date 2-17-2010



/ ORIGINAL BUILDING SETBACK, AFTER LOT REGRADING & DRAIN INSTALLATION
 / BUILDING SETBACK FOR THIS PROJECT - 13' MORE AWAY FROM THE SLOPE EDGE.

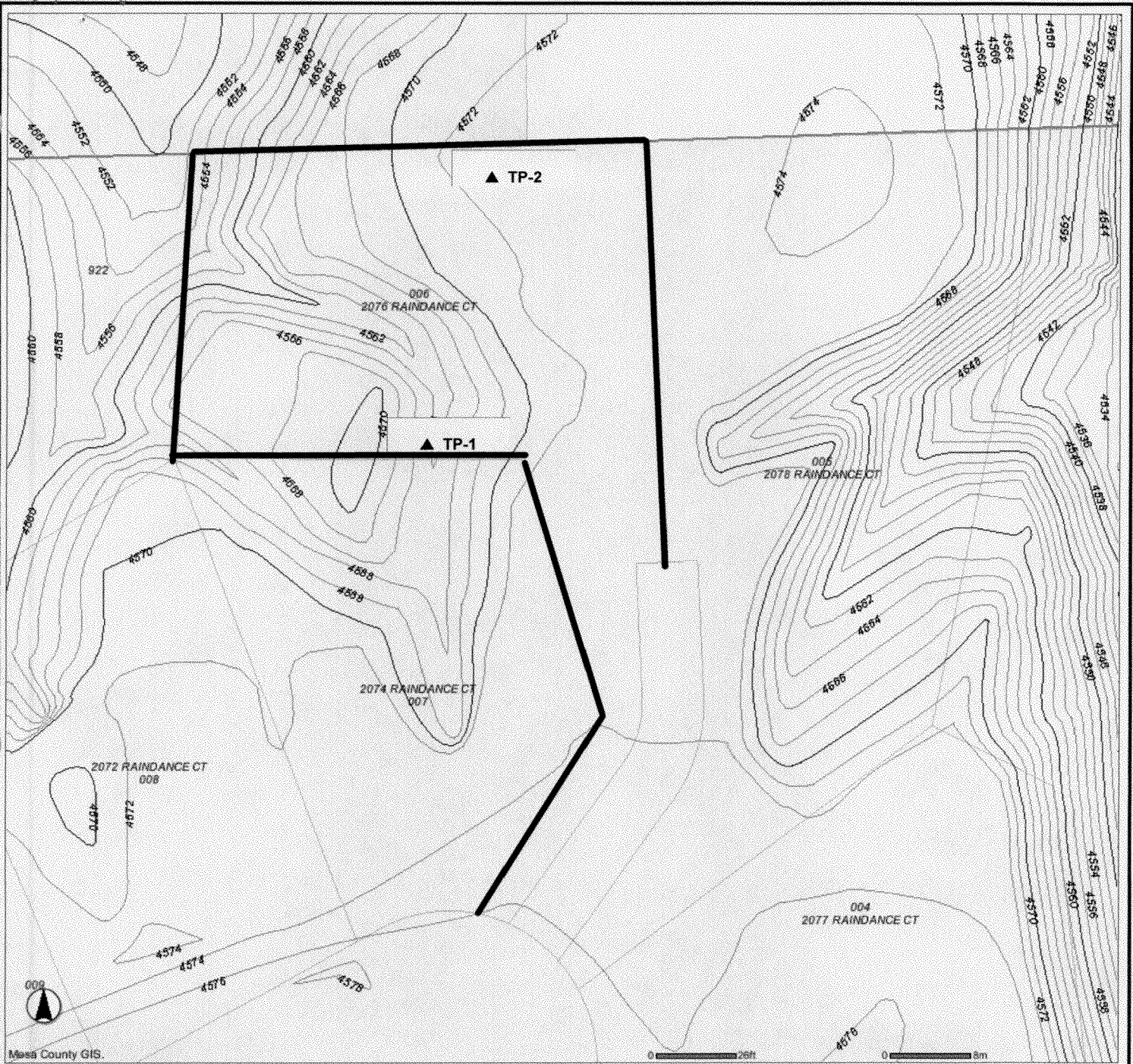
2007 PHOTO from MESA COUNTY GIS Web Site
 SKETCH From G.J.L.D. Field Personnel Notes

PIT LOCATION DIAGRAM



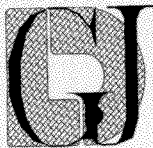
**GRAND JUNCTION
 LINCOLN - DeVORE, Inc.**
 Geotechnical Consultants
 Grand Junction, Colorado

RESIDENCE		
2076 Raindance Ct, Grand Junction, CO.		
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TOPOGRAPHY from MESA COUNTY GIS Web Site
 SKETCH From G.J.L.D. Field Personnel Notes

PIT LOCATION DIAGRAM

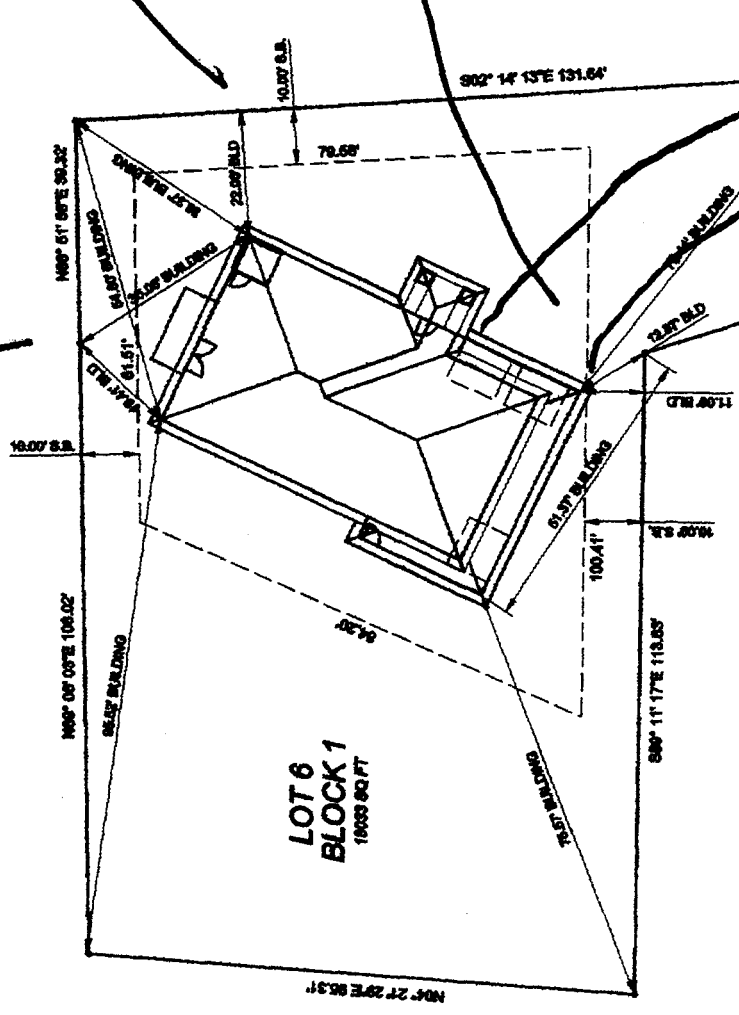


**GRAND JUNCTION
 LINCOLN - DeVORE, Inc.**
 Geotechnical Consultants
 Grand Junction, Colorado

RESIDENCE		
2076 Raindance Ct, Grand Junction, CO.		
ZAG Built, Grand Junction, Colorado		Date 12-29-2009
Job No. 93940-GJ	Drawn EMM	Date 2-17-2010

19'41

12'22
12'21
27'31
27'31



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 RESUBMIT