

FEE \$ 10  
 TCP \$ 1,589  
 SIF \$ 460.00

**PLANNING CLEARANCE**

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)  
Community Development Department

Building Address 694 TRANQUIL TR.  
 Parcel No. 2697-354-12-001  
 Subdivision INDEPENDENCE RANCH  
 Filing 7 Block 4 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 3686  
 Sq. Ft. of Lot / Parcel APPROX 12,000  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name G & R WEST L.L.C.  
 Address 474 BISMAECK ST.  
 City / State / Zip GRAND JUNCTION CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAME  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 255-8164

**\*TYPE OF HOME PROPOSED:**

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

NOTES: \_\_\_\_\_

**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 25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 10/3 from PL Rear 20/3 from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32 Special Conditions NOT IN FLOOD ZONE  
 Voting District A Driveway Location Approval JL  
 (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).

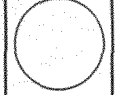
Applicant Signature [Signature] Date 5-14-2008  
 Department Approval [Signature] Date 5-21-08

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 21038  
 Utility Accounting [Signature] Date 5/21/08

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)

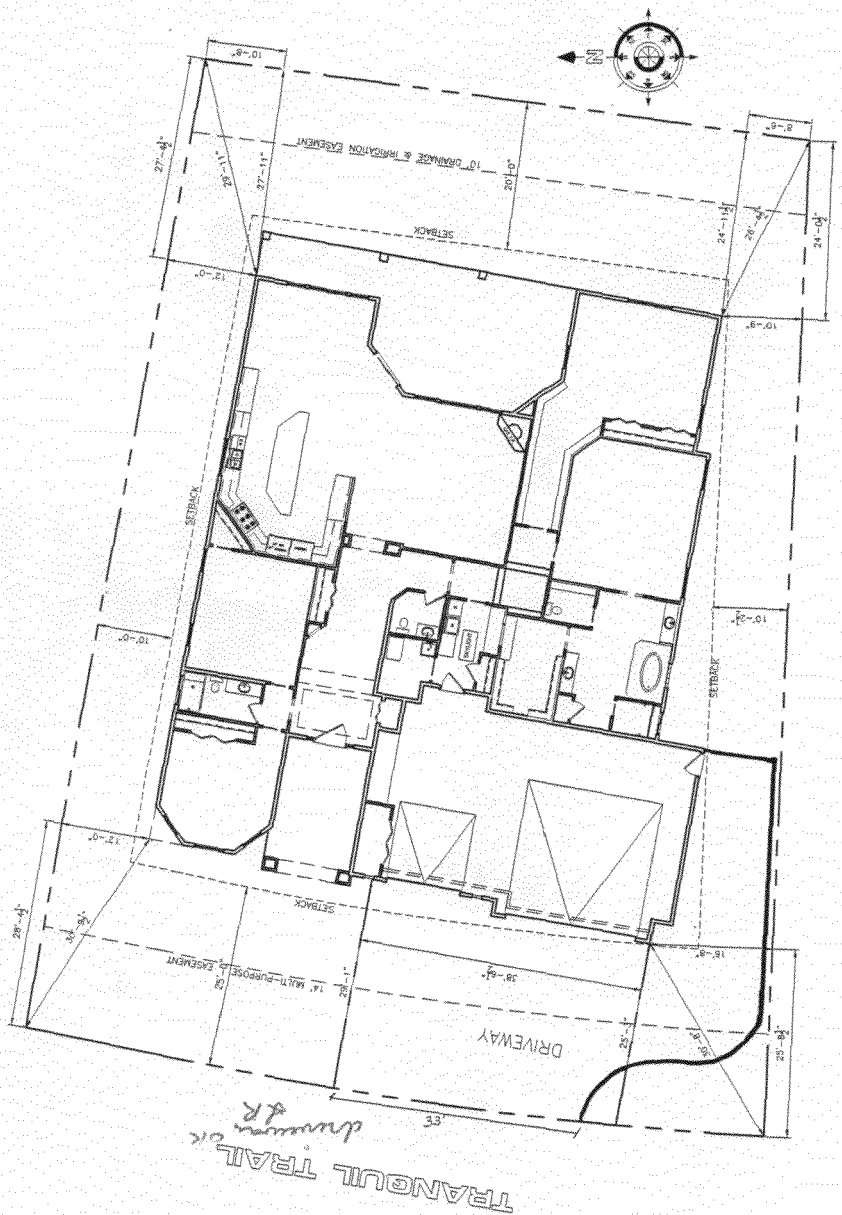
1	2	3	4	5	6	7	8	9	10

COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-4770



0 2 R WEST  
 694 TRANQUIL TRAIL

DATE: 11/2/08  
 SHEET: 1-0  
 SITE



TRANQUIL TRAIL  
 driveway OK

NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
PLAT NUMBER	7
LOT NUMBER	4
BLOCK NUMBER	4
STREET ADDRESS	694 TRANQUIL TRAIL
CITY	MESA
COUNTY	COCONINO
GARAGE SQ. FT.	1151 SF
COVERED ENTRY SQ. FT.	209 SF
COVERED PATIO SQ. FT.	538 SF
LIVING SQ. FT.	2885 SF
LOFT SQ. FT.	12,411 SF
LOTTAGE	15,000 SQ. FT.
SETBACKS USED	FRONT 20' REAR 20'

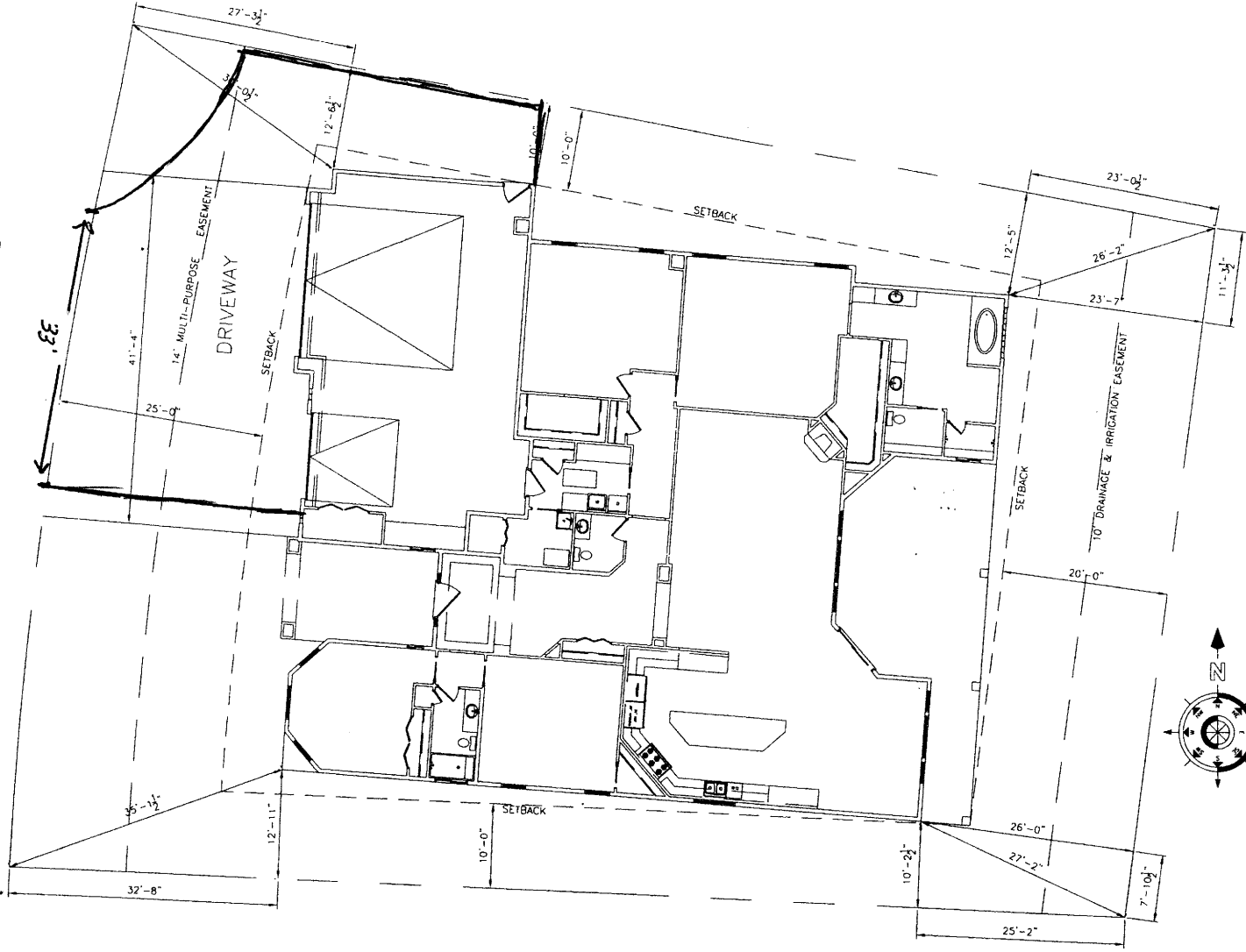
NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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SCALE: 1/8" = 1'-0"

5-21-08  
 ACCEPTED *for Gayleen Henderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

TRANQUIL TRAIL



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Revised 7/23/08

THE BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE RANCH
FILING NUMBER	7
LOT NUMBER	4
BLOCK NUMBER	4
STREET ADDRESS	694 TRANQUIL TRAIL
COUNTY	MESA
GARAGE SQ. FT.	1151 SF
COVERED ENTRY SQ. FT.	209 SF
COVERED PATIO SQ. FT.	538 SF
LIVING SQ. FT.	3687SF
LOT SIZE	12,411 SF
FRONT	25'
SIDES	10'
REAR	20'

NOTE  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

- NOTICE:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
  - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

SCALE: 1" = 20'-0"