

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 52917

*Revised - New Site Plan*

*Refund 12/95*

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 669 UINTAH CT. TAX SCHEDULE NO. 2945-032-25-008  
SUBDIVISION VALLEY MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2777 INCLUDES GARAGE  
FILING 1 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) NONE  
(1) OWNER JAMES & TAMMY HOPKINS NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2772 1/2 MILO DR.  
(1) TELEPHONE 241-7320 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT JOYNER/GAMBILL USE OF EXISTING BLDGS NONE  
(2) ADDRESS 998 23 RD. DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT  
(2) TELEPHONE 243-0875 NEW SINGLE FAMILY RESIDENCE

**REQUIRED:** Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR2.8 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 10' from PL Rear 20' from PL Special Conditions See Minor Change Letter  
Maximum Height \_\_\_\_\_ CENS.T. 10 T.ZONE 19 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Tom Joyner / Jeff Gambill Date 8-3-95  
Department Approval Donnie Edwards (RP) Date 8-3-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. Pe: 8498  
Utility Accounting Charles [Signature] Date 8-3-95

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)

LOT 8  
BLOCK 2  
VALLEY MEADOWS SUBD.  
WEST WOOD DRIVE

PLOT PLAN  
scale 1" = 20'

N 00° 00' 00" E  
88.84'

53.0'  
N 90° 00' 00" W  
124.0'  
42.0'

20.0'

N 77° 38' 37" W  
105.0'

18.25  
1.75

PROPOSED RESIDENCE  
669 UINTAH CT.

4" Conc. porch  
conc. walk

72.0'

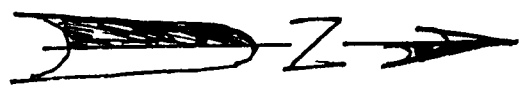
Concrete driveway

25.0'

10.0833'

94.06'

S 00° 00' 00" E  
UINTAH COURT



ACCEPTED *George 8/3/95*  
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. (LFP)

See Minor  
Change Letter.