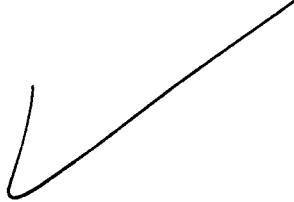


FEE \$ 1000  
TCP \$ 500

*Refunded  
12/95*

BLDG PERMIT NO. 52965

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



3100-1310-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 673 UINTAH CT TAX SCHEDULE NO. 2945-032-00-184  
SUBDIVISION VAULEY MEADOWS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2043 SQ FT  
FILING 1 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) ---  
(1) OWNER JEFF JENSEN & TRAVIS PEOPLE NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2160 KENNEDY AVE NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 243-0661 USE OF EXISTING BLDGS ---  
(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: New  
(2) ADDRESS SAME (2) TELEPHONE SAME HOME 9/8

**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 PR 2.8 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 10' from PL Rear 20' from PL  
Maximum Height \_\_\_\_\_  
CENS.T. 10 T.ZONE 24 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).

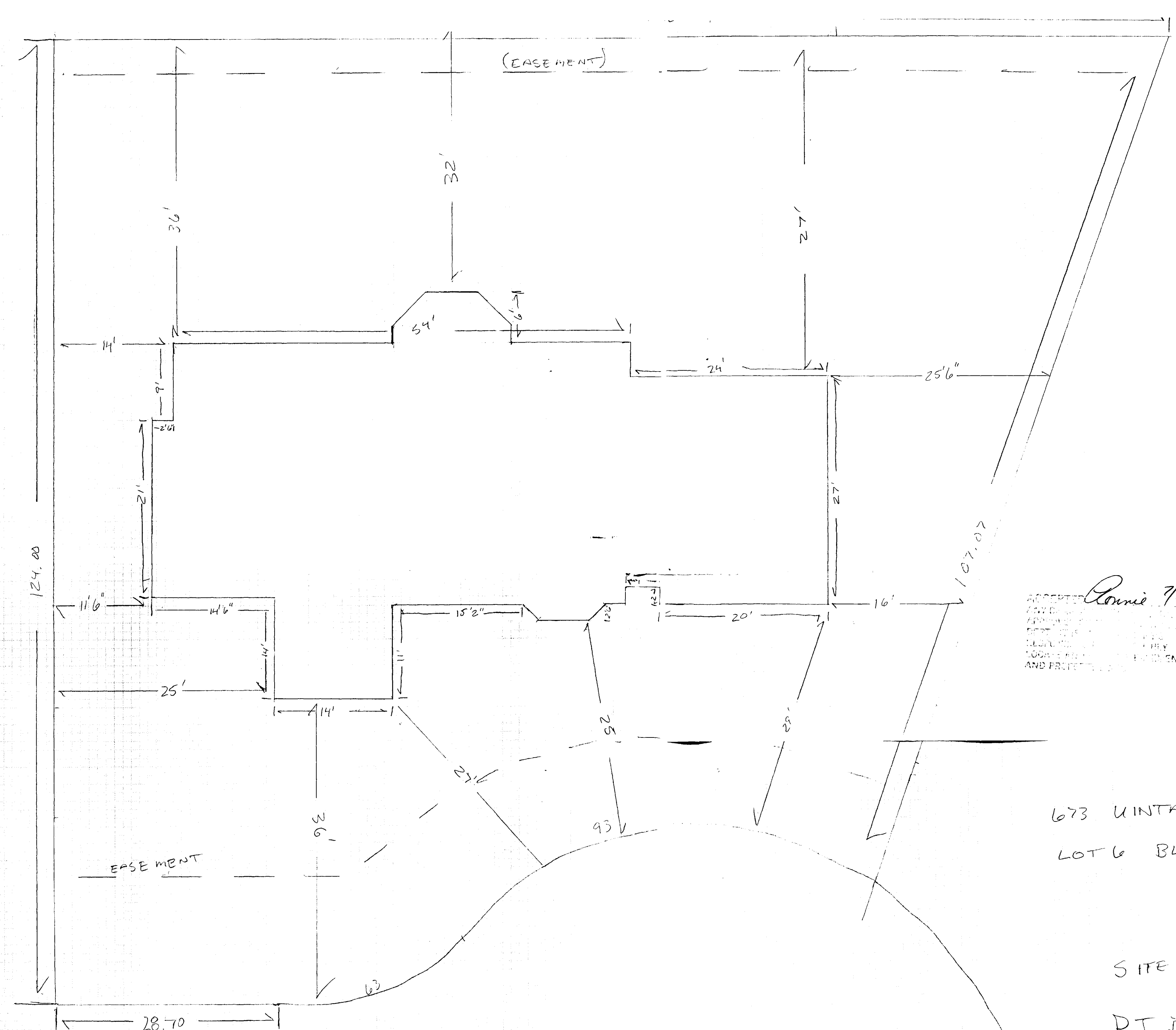
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7/21/95  
Department Approval [Signature] Date 7/21/95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8484-S/F  
Utility Accounting Milee Fowler Date 7-21-95

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)



PREPARED BY  
 DATE  
 PROJECT NO.  
 SHEET NO.  
 AND PLAT NO.

673 UINTAH CT  
 LOT 6 BLOCK 2

SITE PLAN  
 PJ BUILDERS  
 243-0661

1/8" = 1' SCALE

