

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

New Home.
 BLDG PERMIT NO. 74525



Your Bridge to a Better Community

BLDG ADDRESS 2530 Westwood Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1900

TAX SCHEDULE NO. _____ SQ. FT. OF EXISTING BLDGS None

SUBDIVISION Valley Meadows West TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER George R Preuss NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 635 Goldleaf Ct. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 255-1440 DESCRIPTION OF WORK & INTENDED USE New Resident

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 11

(2) TELEPHONE 11

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 PR 2.7 Maximum coverage of lot by structures _____

SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 19 ANNEX# _____

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 George R Preuss Date 03/10/00

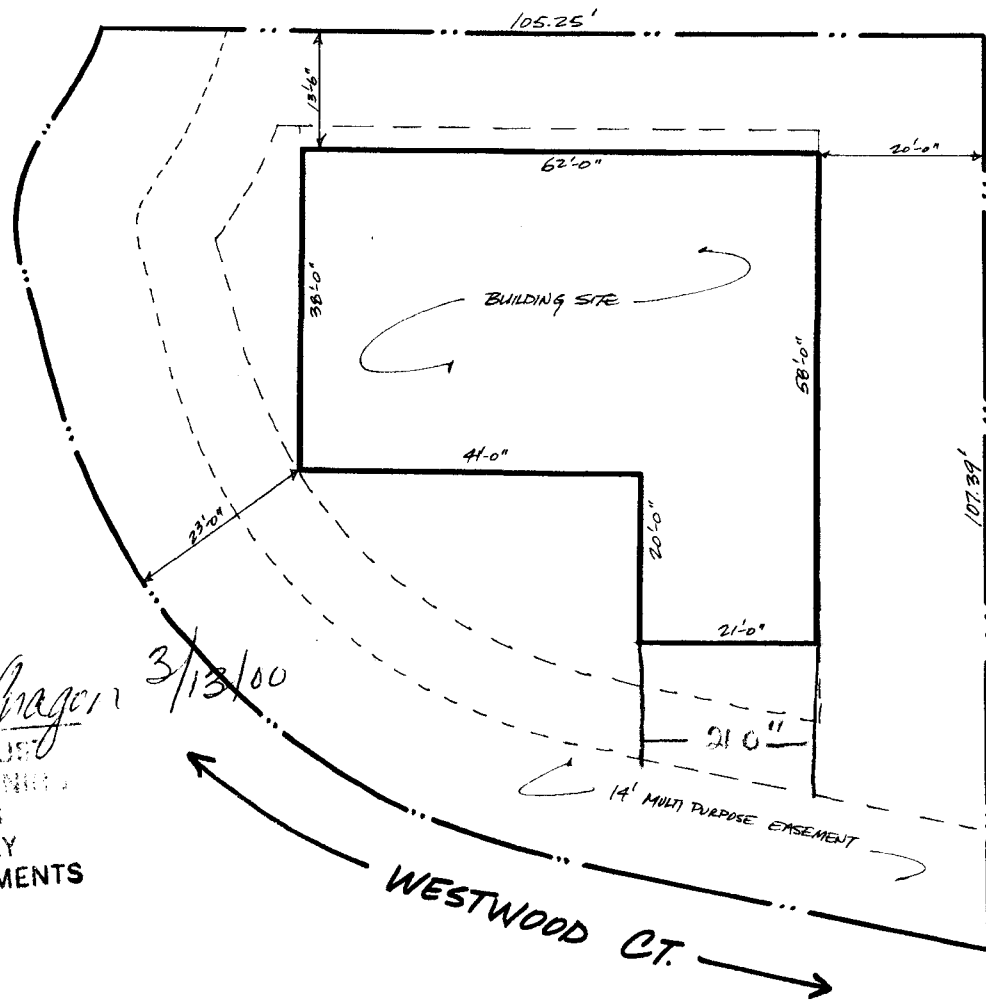
Department Approval Y. Kishu Chagon Date 3/13/00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>12934</u>
Utility Accounting <u>J Adams</u>	Date <u>3/13/00</u>	

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)

REVISIONS	BY



DRIVE OK
 [Signature]
 3/10/00

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

4/18/00
3/13/00

PLOT PLAN
 SCALE 1/8" = 1'-0"

2530 Westwood Ct

G. PREUSS RESIDENCE

DRAWN <i>[Signature]</i>
CHECKED
DATE 3-00
SCALE 1/8" = 1'-0"
JOB NO.
SHEET 2
OF SHEETS