

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60585

500-2050-01-6

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

BLDG ADDRESS 2561 Westwood DR. TAX SCHEDULE NO. 2945-031-40-003

SUBDIVISION Valley Meadows EAST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240

FILING 2 BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1665

(1) OWNER William & Drusilla Mattson NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2561 Westwood DR. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 248-9136 USE OF EXISTING BLDGS Home

(2) APPLICANT William Mattson DESCRIPTION OF WORK AND INTENDED USE:
Patio Cover.

(2) ADDRESS 2561 Westwood DR.

(2) TELEPHONE 248-9136

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 2.93 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 _____

Maximum Height 32'

CENSUS 10 TRAFFIC 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 William S. Mattson Date 5-29-97

Department Approval Senita J. Castello Date 5-29-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

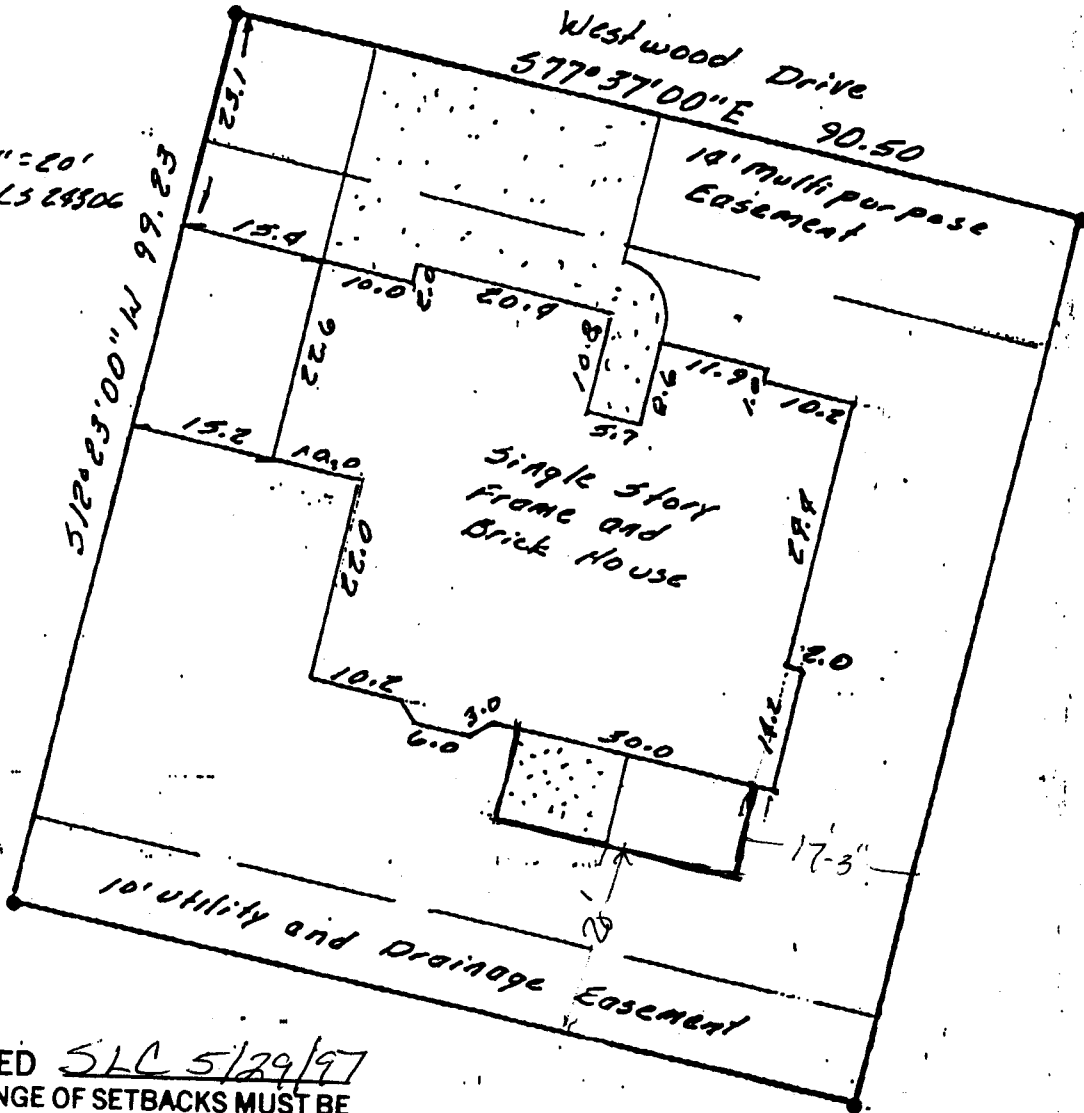
Utility Accounting Abundant Date 5-29-97

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)



SCALE 1"=20'
P = FAD L3 24806



ACCEPTED SLC 5/29/97
 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.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 4 in Block 4 of VALLEY MEADOWS EAST SUBDIVISION, FILING NO. TWO, Mesa County, Colorado.
 Legal Description and Easements of Record provided by Meridian Land Title, File No. 24888.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 1/29/97, except utility connections are entirely within the