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BLDG PERMIT N	0.6	10	93

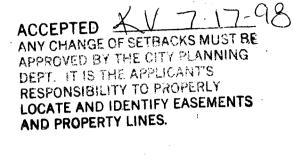
PLANNING CLEARANCE
(Single Family Residential and Accessory Structures) Community Development Department

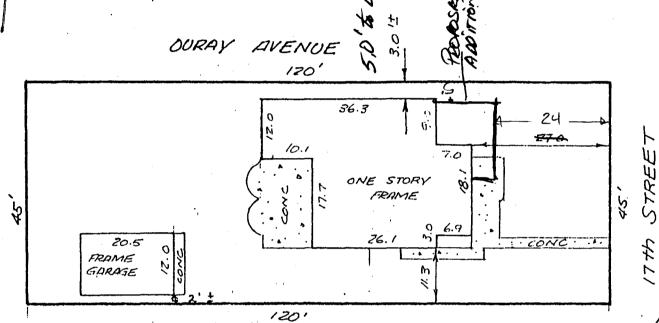
	NO CLEARANCE
(Single Family Resid	dential and Accessory Structures)
(Single Family Residence of the State of the	Development Department
190	
BLUG ADDRESS / / / / / / / / / / / / / / / / / /	TAX SCHEDULE NO. 2945-132-18-006
SUBDIVISION SLOCUM'S ADDITION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 165 SQ F
SLUCOMS BLK 2 LOT ALL LOT 28	SQ. FT. OF EXISTING BLDG(S)
OWNER RICHARD/LYNN PHECLE	7 NO. OF DWELLING UNITS
ADDRESS 445 N. 1974 ST.	BEFORE: AFTER: THIS CONSTRUCTION
TELEPHONE (970) 245-7919	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION
APPLICANT KICHARD G. HAGGEY	USE OF EXISTING BLDGS FRONT PORCH (ENCLOSED)
ADDRESS 445 N. 1974 ST.	DESCRIPTION OF WORK AND INTENDED USE: BULLO
TELEPHONE (920) 245-7919	ENCLOSED FRONT PORCH
	COMMUNITY DEVELOPMENT DEPARTMENT STAFF ®
® THIS SECTION TO BE COMPLETED BY	COMMUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
THIS SECTION TO BE COMPLETED BY CONE	COMMUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures 459
THIS SECTION TO BE COMPLETED BY	COMMUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures Parking Req'mt Special Conditions
THIS SECTION TO BE COMPLETED BY CONE CONE CONE CONE CONE CONE CONE CONE	COMMUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures Parking Req'mt Special Conditions
THIS SECTION TO BE COMPLETED BY	COMMUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures Parking Req'mt Special Conditions PL
THIS SECTION TO BE COMPLETED BY CONE STATE OF SETBACKS: Front 20' from property line (PL from center of ROW, whichever is greater Side 5' from PL Rear 5' from	COMMUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures Parking Req'mt Special Conditions
THIS SECTION TO BE COMPLETED BY CONE B	Maximum coverage of lot by structures 45% Parking Req'mt Special Conditions PL CENSUS TRAFFIC ANNX# proved, in writing, by the Director of the Community Development in cannot be occupied until a final inspection has been completed and adding Department (Section 305, Uniform Building Code).
THIS SECTION TO BE COMPLETED BY CONE SETBACKS: Front ZO from property line (PL from center of ROW, whichever is greater lide 5 from PL Rear from from Maximum Height 32 from Certifications to this Planning Clearance must be application. Certificate of Occupancy has been issued by the Builthereby acknowledge that I have read this application arrdinances, laws, regulations or restrictions which apply	Maximum coverage of lot by structures Maximum coverage of lot by structures Parking Req'mt Special Conditions PL CENSUS TRAFFIC ANNX# Proved, in writing, by the Director of the Community Development in cannot be occupied until a final inspection has been completed and alding Department (Section 305, Uniform Building Code). Ind the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal
THIS SECTION TO BE COMPLETED BY CONE SETBACKS: Front ZO from property line (PL from center of ROW, whichever is greater from PL Rear from Maximum Height ZO from PL Rear from Compartment. The structure authorized by this application are certificate of Occupancy has been issued by the Builthereby acknowledge that I have read this application are redinances, laws, regulations or restrictions which apply action, which may include but not necessarily be limited.	Maximum coverage of lot by structures Maximum coverage of lot by structures Parking Req'mt Special Conditions PL CENSUS TRAFFIC ANNX# Proved, in writing, by the Director of the Community Development on cannot be occupied until a final inspection has been completed and alding Department (Section 305, Uniform Building Code). Ind the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal
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THIS SECTION TO BE COMPLETED BY CONE RS Front To grow property line (PL or From center of ROW, whichever is greater as a from PL Rear from Maximum Height Rear from PL Rear fr	Maximum coverage of lot by structures Maximum coverage of lot by structures Parking Req'mt Special Conditions PL CENSUS TRAFFIC ANNX# Proved, in writing, by the Director of the Community Development in cannot be occupied until a final inspection has been completed and alding Department (Section 305, Uniform Building Code). Indid the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal d to non-use of the building(s). Date Date Date Date
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445 NORTH 17 TH STREET, GRAND JUNCTION

THE NORTH 20 FEET OF LOT 27 AND ALL OF LOT 28 IN BLOCK 2 OF SLOCUM'S ADDITION TO GRAND JUNCTION, MESA COUNTY, COLORADO.

Western Colorado title # Phegley Acct.





scake: |"= 20"

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Unifirst Mortgage-Lorrie, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other ire improvement lines. I further certify the improvements on the above described placed on this date 9/25/92 Except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no enchroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

= FOUND PIN

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