

FEE \$	10.5
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 66193

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

3538-2200

BLDG ADDRESS 445 N. 17TH ST. TAX SCHEDULE NO. 2945-132-18-006  
GR. JCT. CO 81501  
 SUBDIVISION SLOCUM'S ADDITION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 165 SQ. FT.  
SLOCUMS BLK 2 LOT ALL LOT 28 SQ. FT. OF EXISTING BLDG(S) 1,050  
 FILING 20' LOT 27  
 (1) OWNER RICHARD/LYNN SHEGLEY NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 445 N. 17TH ST. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
GR. JCT. CO 81501  
 (1) TELEPHONE (970) 245-7919  
 (2) APPLICANT RICHARD G. SHEGLEY USE OF EXISTING BLDGS FRONT PORCH (ENCLOSED)  
 (2) ADDRESS 445 N. 17TH ST. DESCRIPTION OF WORK AND INTENDED USE: BUILD  
GR. JCT. CO 81501  
 (2) TELEPHONE (970) 245-7919 ENCLOSED FRONT PORCH

**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 RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32'  
 CENSUS 7 TRAFFIC 41 ANNEX# \_\_\_\_\_

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 Richard G. Shegley Date 7/17/98  
 Department Approval X Valdez Date 7-17-98

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

Utility Accounting \_\_\_\_\_ Date 7/17/98

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)

