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TCP \$	—

BLDG PERMIT NO. 53005
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**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Grand Junction Community Development Department**



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1137 HOUSTON AVE TAX SCHEDULE NO. 2945 114 22 006

SUBDIVISION McMULLIN & GORMLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK 3 LOT 13 14 SQ. FT. OF EXISTING BLDG(S) 700

(1) OWNER RALPH & BRYAN WALCHIE NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3500 CTY RD 12 NO. OF BLDGS ON PARCEL  
RIDGEWAY, CO 81432 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-626-5656

(2) APPLICANT same USE OF EXISTING BLDGS. Residential

(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE same Add bathroom

**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 RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions Antenna only

Maximum Height 32'

CENS.T. 5 T.ZONE 33 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 Ralph Walchle Date 8-3-95

Department Approval Donnie Edwards Date 8-3-95

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

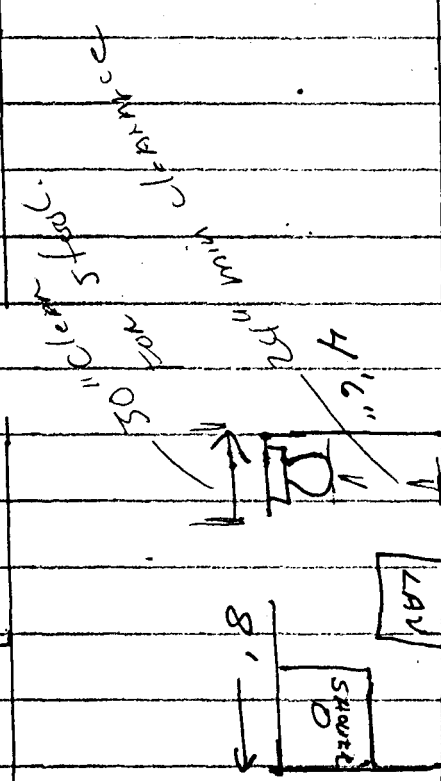
Utility Accounting Sandi Hays Date 8/3/95

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)

33' 8"

30' 8"



Need exhaust  
FAN OR OPENABLE  
Windows FOR VENTILATION

*[Signature]*  
8.4.9.5