

FEE \$	N/C
TCP \$	-

*changed on previous clearance 8/3/95*

BLDG PERMIT NO. 53041

**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 & Gormlet SQ. FT. OF PROPOSED BLDG(S)/ADDITION 700  
 FILING \_\_\_\_\_ BLK 3 LOT 13 & 14 SQ. FT. OF EXISTING BLDG(S) 700  
 (1) OWNER Ralph & Bryan Walchle NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3500 Cty. Rd. 12  
 (1) TELEPHONE 970-626-5656 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT same USE OF EXISTING BLDGS home-  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ interior walls in basement

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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL Special Conditions Sec. 4.28 #4 - 2 rooms maybe rented but NO separate kitchen facilities allowed  
 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 Karen J Walchle Date Aug 9 1995  
 Department Approval Ronnie Edwards Date Aug 9 1995

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no separate kitchen - renting 2 bedroom

Utility Accounting Millie Fowler Date 8-9-95

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)

