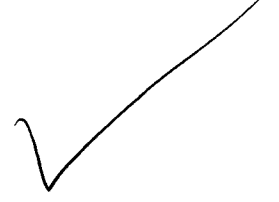


FEE \$ 10 -
TCP \$ -0 -

BLDG PERMIT NO. 59192

504-225007-3

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. 294511422006
 SUBDIVISION Mc Mullin + Gormley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 308 FT²
 FILING BLK 3 LOT 13 + 14 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Bryan Walchle NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1137 Houston Ave NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 256-9398 USE OF EXISTING BLDGS Home + Sled
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS " _____
 (2) TELEPHONE " Garage

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

Accessory

ZONE RSF-5 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 3' from PL Rear 10' from PL Special Conditions _____
 Maximum Height _____
 CENSUS TRACT 5 TRAFFIC ZONE 33

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 Bryan Walchle Date 2-20-97
 Department Approval Marcia Rabideaux Date 2-20-97

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

Utility Accounting Accessories Date 2-20-97

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)

Houston Avenue

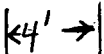
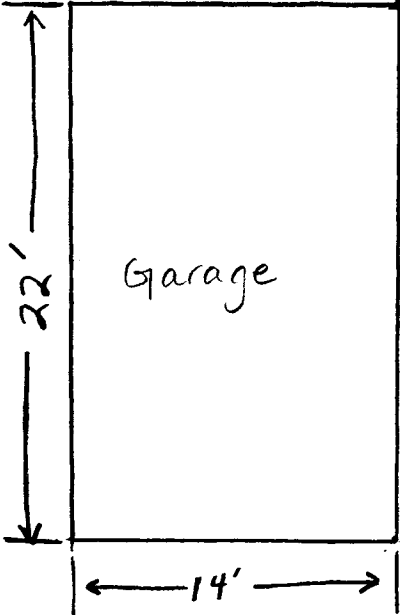
1137

ACCEPTED MR 2-20-97
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.

*See Record
attached*

Proposed
Building
Location

Garage

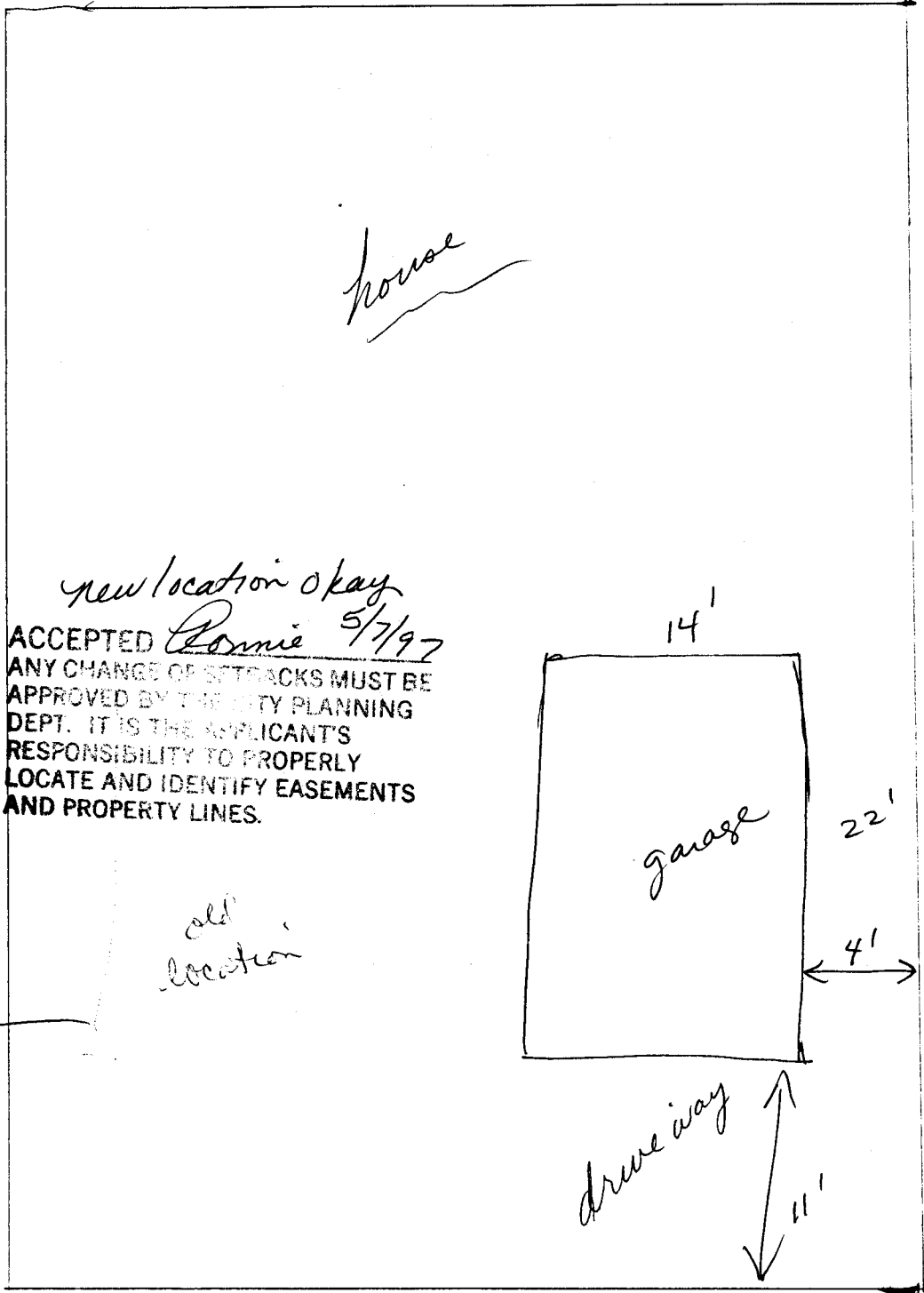


Alley

50'



1139 Houston Ave.



had to relocate to other side of lot due to gas line & power line locations.