

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

13214-8270

BLDG ADDRESS 2577 GAUHEY LANE

TAX SCHEDULE NO. 2945-031-01-002

SUBDIVISION LINDA

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

(1) OWNER LAWRENCE BALL

(1) ADDRESS 2577 GAUHEY LANE

(1) TELEPHONE 970 245 4466

(2) APPLICANT SAME

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

①

SQ. FT. OF PROPOSED BLDGS/ADDITION 280

SQ. FT. OF EXISTING BLDGS HOUSE APPROX 3000  
SHED 150

TOTAL SQ. FT. OF EXISTING & PROPOSED 3430

NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
Before: 2 After: 3 this Construction

USE OF EXISTING BUILDINGS STORAGE

DESCRIPTION OF WORK & INTENDED USE STORAGE

TYPE OF HOME PROPOSED:  
 Site Built     Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 R3F-1

SETBACKS: Front 25' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 10' from PL

Maximum Height 35'

Maximum coverage of lot by structures 20%

Permanent Foundation Required: YES  NO

Parking Req'mt 2

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Lawrence Ball Date 2-2-04

Department Approval Misha Magon Date 2/2/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charges</u>
Utility Accounting <u>RMODE</u>		Date	<u>2/2/04</u>

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)

# City of Grand Junction GIS Zoning Map ©

**Airport Zones**

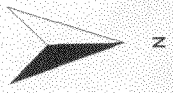
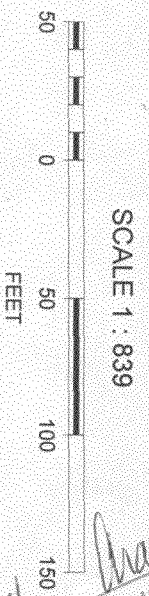
- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

**Secondary Zoning**

- RSF-4
- RMF-8
- R-O
- MU
- C-1
- C-2
- H-O
- I-1
- I-2

**Air Photos**

- 2002 Photos
- Streets 2



ACCEPTED *Misha Mag...*  
 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