Flanning'\$ 5.00 PLANNING C	LEARANCE BLDG PERMIT NO.
TCP \$ \$\text{Multifamily & Nonresidential Ren	
Drainage \$ \$\text{Community Development Department}}	
SIF\$ Q	36959-23943
Building Address 2436 F Rd	Multifamily Only:
Parcel No. <u>2945-043-13-003</u>	No. of Existing Units No. Proposed
Subdivision	Sq. Ft. of Existing Sq. Ft. Proposed
Filing Block Lot _3	Sq. Ft. of Lot / Parcel Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)
Name Honie Depot	DESCRIPTION OF WORK & INTENDED USE: Addition
Address 2/36 F Rd	Change of Use (*Specify uses below) Other: 3 Shed's to be Jacel in 4 parking spaces
City/State/Zip Grand Tunction, Co. 81505	* FOR CHANGE OF USE:
APPLICANT INFORMATION:	- 1
Name Chris Diefnich	*Existing Use: Porte of
Address <u>2436</u> F RP	*Proposed Use: Shed Drophys
City/State/Zip GT Co 8/505	Estimated Remodeling Cost \$
Telephone <u>244-8577</u>	Current Fair Market Value of Structure \$
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	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL)	Landscaping/Screening Required: YESNO
Side from PL Rear from PL	Parking Requirement
Maximum Height of Structure(s)	Special Conditions: 30 day display permit
Voting District Location Approval(Engineer's Initials)	(per Ronnie/Nina)
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 Date Date	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

YES

NO

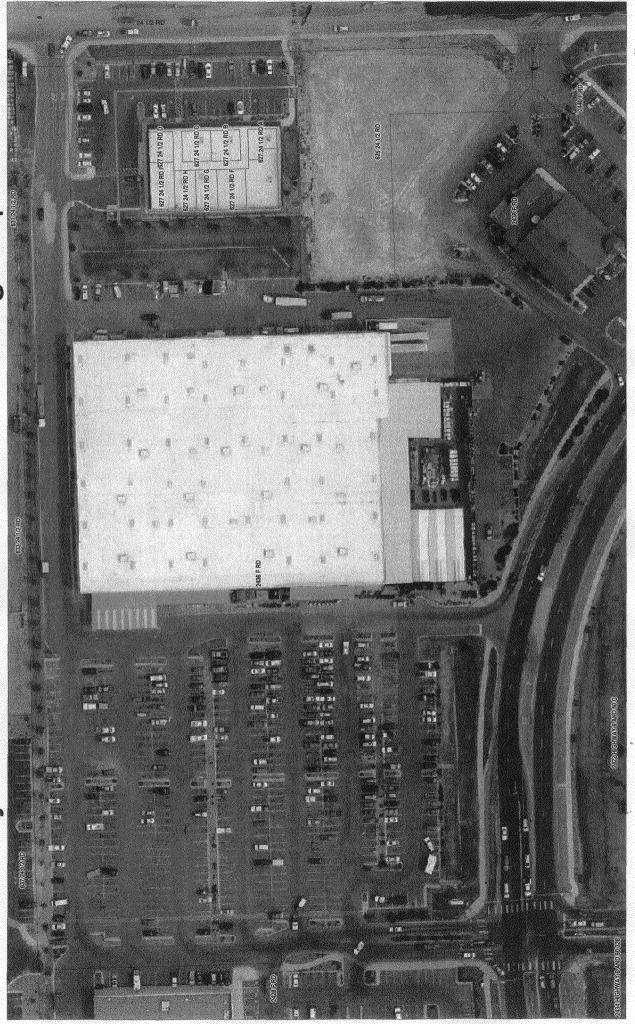
Date

Department Approval

Utility Accounting

Additional water and/or sewer tap fee(s) are required:

City of Grand Junction GIS Zoning Map ©



30 day Dupley Permit for stouge bless. (gr Romie / win)

http://gis-web-fs.ci.grandjct.co.us/maps6/Zoning_Map1.mwf

ACCEPTED Bender Africants
ANY CHANGE OF SETBACKS MUST BE 5-17
APPROVED BY THE OITY PLANNING
DEPT IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS



Thursday, May 17, 2007 3:50 PM