

Planning \$	10.00
TCP \$	
Drainage \$	
SIF\$	

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

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

FILE # \_\_\_\_\_

*Will get another Plann. Clr. for Septic to SWR.*

Building Address 2306 Elk Rd  
 Parcel No. 2945-082-00-085  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units 2 No. Proposed 2  
 Sq. Ft. of Existing 900 ea Sq. Ft. Proposed 900 ea  
 Sq. Ft. of Lot / Parcel 1,597  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Jane Calhoun  
 Address 1239 Howard St  
 City / State / Zip Delta, CO 81416

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 314-0262

**\* FOR CHANGE OF USE:**

\*Existing Use: Garage  
 \*Proposed Use: Living area - 1050 sq ft  
 Estimated Remodeling Cost \$ 1500  
 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 PLANNING STAFF**

ZONE R-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES NO  
 Side 7 from PL Rear 25 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Special Conditions: \_\_\_\_\_  
 Voting District A Ingress / Egress Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 John J. Calhoun Date 9-28-07  
 Planning Approval Pat Demko Date 9/28/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting _____	Date <u>1/28/07</u>		

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)

# 2306 E 1/2 Rd

**Airport Zones**

- Airport Road
- - Clear Zone
- Critical Zone
- Runway 22
- Runway 29
- Taxi Way

ZOOM IN FOR ZONING DISTRICT

**Streets**

**All Parcels**

- Parcels
- Address Label

**Palisade Grand Jct Buffer Zone**

**Fruita / Grand Junction Buffer**

**Air Photos**

- 2006 Photos
- Highways

