

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 730 INDEPENDENT AVE  
Parcel No. 2945-104-05-010  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name BLUE STAR MANAGEMENT INC.  
2350 G RD. #  
Address 2350 G RD. #  
City / State / Zip GRAND JUNCTION CO. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: ELECTRICAL, FIRE DOOR, DUST COLLECTION

**\* FOR CHANGE OF USE:**

\*Existing Use: OTHER MANUFACTURING  
WOOD  
\*Proposed Use: DOOR MANUFACTURING

**APPLICANT INFORMATION:**

Name Rocky Mountain Door Works LLC  
Address 730 INDEPENDENT AVE  
City / State / Zip GRAND JUNCTION, CO. 81505  
Telephone 970-243-8885

Estimated Remodeling Cost \$ 15,000<sup>00</sup>  
Current Fair Market Value of Structure \$ 250,000<sup>00</sup>

**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 C-2 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement N/A  
Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(Engineer's Initials)

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 Shawn Edgar Date 10-19-04  
Department Approval C. Fay Hall Date 10/19/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>D. Aubert</u>	Date <u>10/19/04</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)