

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>83353</u>
FILE #

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>490 28 1/4 Road</u>	TAX SCHEDULE NO. <u>2943-182-09-001</u>
SUBDIVISION <u>DARWIN SUBDIVISION</u>	CURRENT FAIR MARKET VALUE OF STRUCTURE \$ <u>329,000</u>
FILING _____ BLK _____ LOT <u>1</u>	ESTIMATED REMODELING COST \$ <u>800.00</u>
OWNER <u>GJ Fusion Inc.</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>490 28 1/4 Road</u>	CONSTRUCTION
TELEPHONE <u>418-5085</u>	USE OF ALL EXISTING BLDGS <u>Night Club</u>
APPLICANT <u>Ruckman Inc.</u>	DESCRIPTION OF WORK & INTENDED USE: _____
ADDRESS <u>586 22 1/2 Road</u>	<u>Extend wall near</u>
TELEPHONE <u>241-9196</u>	<u>dance floor</u>

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-1</u>	SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: <u>N/A</u>	_____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>N/A</u>	CENSUS TRACT <u>6</u> TRAFFIC ZONE <u>30</u> ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development 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 that 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's Signature <u>Melanie D. Hoch</u>	Date <u>2-25-02</u>
Department Approval <u>C. Faye Gibson</u>	Date <u>2/25/02</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>W. Bensley</u>	Date <u>2/25/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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