

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

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BLDG PERMIT NO.
FILE #

### PLANNING CLEARANCE

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

70097-3891 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 490 28 1/4 RD  
 SUBDIVISION DARWIN SUB.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

TAX SCHEDULE NO. 2943-182-09-001  
 CURRENT FAIR MARKET VALUE OF STRUCTURE \$ ~~345,070~~ 295,450.  
 ESTIMATED REMODELING COST \$ 10,000

OWNER BOYD HOLDINGS INC  
 ADDRESS 1277 N. RD

NO. OF DWELLING UNITS: BEFORE Ø AFTER 1  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS NIGHT CLUB

TELEPHONE 234-0080  
 APPLICANT R+M ENT  
 ADDRESS 274 Grand Overlook Ct  
 TELEPHONE 234-0080

DESCRIPTION OF WORK & INTENDED USE:  
MOVE INTERIOR WALLS FOR  
LARGER FLOOR

✓ 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 C-1 SPECIAL CONDITIONS: \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ 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.

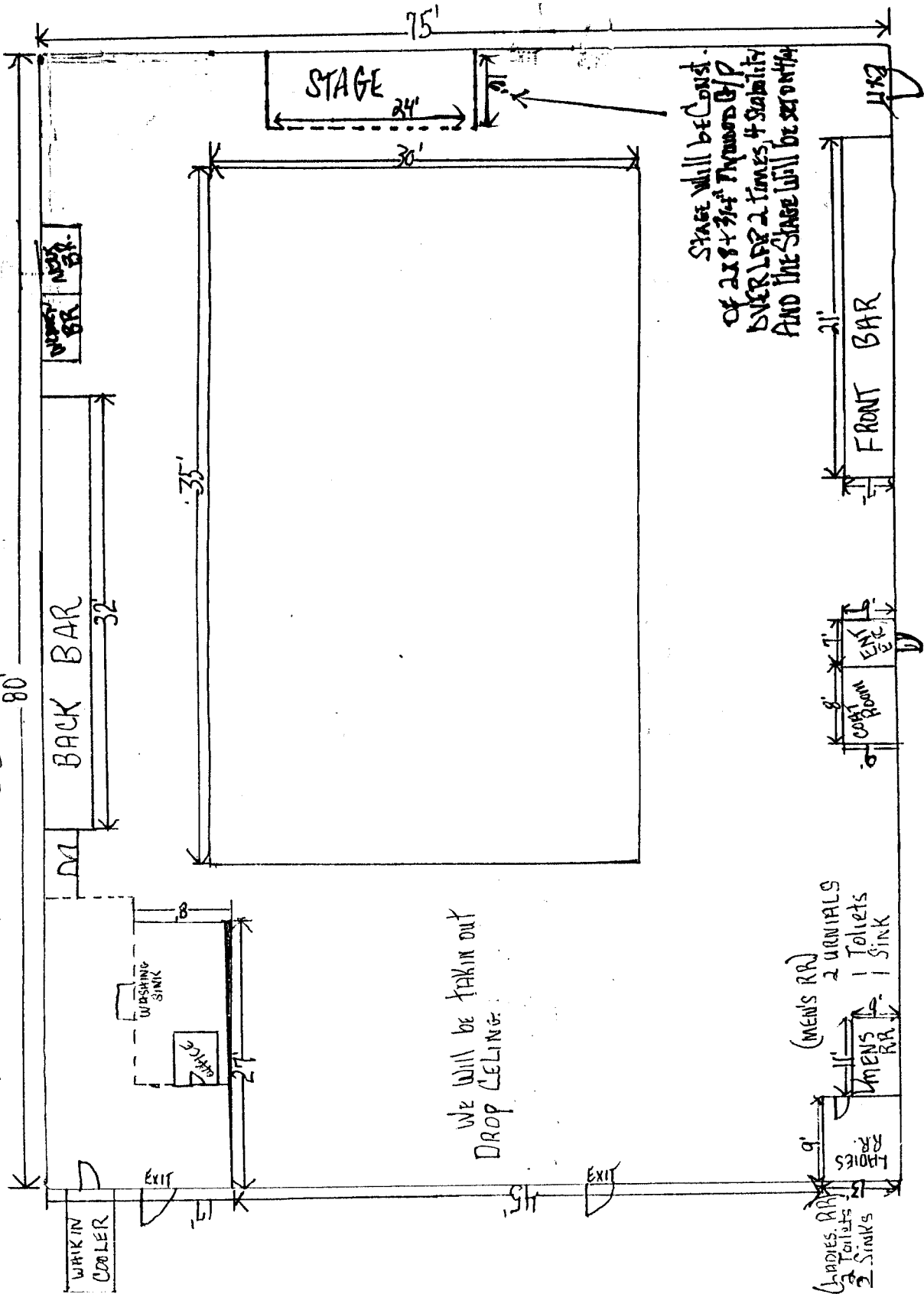
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 17 SEPT 03  
 Department Approval Gayleen Anderson Date 9-17-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>interior remodel</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-18-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

190 28 1/4 Rd Cowboro 80'

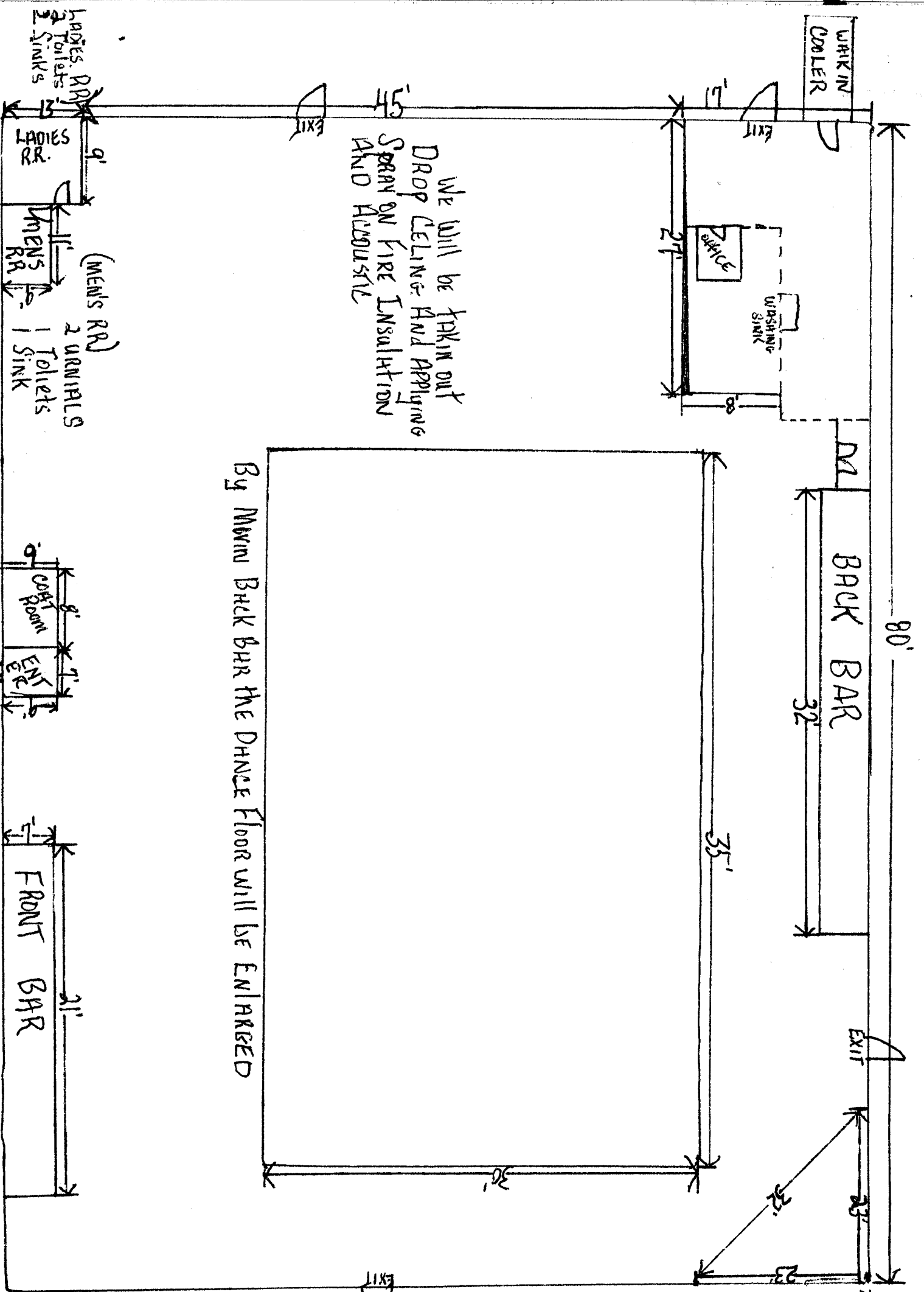


WE WILL BE TAKING OUT  
DROP CEILING

STAGE WILL BE CONSIST.  
OF 2x8 + 3/4" TRIMMED UP  
OVER LIP 2 TIMES, 4 STABILITY  
AND THE STAGE WILL BE SET ON 4x4

Revised  
10/6/03  
C. Faye Wilson

ACCEPTED  
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.



We will be TAKIN OUT  
 DROP CEILING AND APPLYING  
 SPRAY ON FIRE INSULATION  
 AND ALGOSITL

By Moving BACK BAR THE DANCE FLOOR WILL BE ENLARGED