

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. <u>91501</u>
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

OWNER BOYD HOLDINGS INC

ADDRESS 1277 N. RD

TELEPHONE 234-0080

APPLICANT R+M ENT

ADDRESS 274 Grand Overlook Ct

TELEPHONE 234-0080

TAX SCHEDULE NO. 2943-182-09-001

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ ~~345,070~~ 295,450

ESTIMATED REMODELING COST \$ 10,000

NO. OF DWELLING UNITS: BEFORE Ø AFTER 1 CONSTRUCTION

USE OF ALL EXISTING BLDGS NIGHT CLUB

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

10/31/03: REBUILDING STAGE + ADDING LIGHTS

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

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 Henderson 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)

