

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

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

BLDG PERMIT NO.
FILE #

104344-4343

Building Address 1600 North Ave  
Parcel No. 2945-123-25-016  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel 1.246  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Peterson Russel Bird LLC  
Address 1600 N. Ave  
City / State / Zip Grand Jet Colo

**APPLICANT INFORMATION:**

Name Atlantis LLC  
Address 2202 Mudgett 81504  
City / State / Zip Grand Jet  
Telephone 270-0661

DESCRIPTION OF WORK & INTENDED USE: over 7/24/07  
 Remodel  Addition  
 Change of Use (\*Specify uses below) indoor only  
 Other: adding wall - 2 doors  
\* FOR CHANGE OF USE: indoor only over 7/26/07  
\* Existing Use: vacant (was restaurant over one year ago)  
\* Proposed Use: tattoo parlor (allowed use in 0-1)  
Estimated Remodeling Cost \$ 350.00  
Current Fair Market Value of Structure \$ 719,710

**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 <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>off street parking provided per code</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>see over 2 A.O.</u>
Voting District <u>A</u>	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 [Signature] Date 7/23/07

Department Approval [Signature] Date 7/23/2007

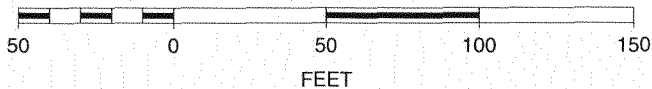
Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>NO water / sewer change.</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/23/07</u>

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)

# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 739



remodel area

ACCEPTED *Judith [Signature]*  
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.

