

Planning \$ <u>paid, e</u>	Drainage <u>e</u>
TCP \$ <u>e</u>	School Impact \$ <u>e</u>

JG PERMIT NO.
FILE # <u>MSP-2008-148</u>

Inspection Fee: \$ 450  
 Fee in Lieu of Utility \$ 3847.46

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

Existing  
 Deck # for  
 1104 Pitkin  
 117918-506

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 1100 + 1104 Pitkin Ave.  
 SUBDIVISION The City of Grand Junction  
 FILING \_\_\_\_\_ BLK 133 LOT 29-34

TAX SCHEDULE NO. 2945-144-36-010+012+013  
 SQ. FT. OF EXISTING BLDG(S) 10,946 total  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Thomas F. Bolger  
 ADDRESS 2030 Baseline Drive  
 CITY/STATE/ZIP Grand Junction, CO 81503

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION Martial Arts School

APPLICANT SAME AS OWNER  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_  
 TELEPHONE 270-2599

USE OF ALL EXISTING BLDG(S) \$ TBD  
3,984 Martial Arts; 6,962 TBD  
 DESCRIPTION OF WORK & INTENDED USE: Remodel/  
Renovation For Martial Arts School; new  
facade; roof; front concrete slab; landscape  
parking

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

**PAID**

ZONE C-1  
 SETBACKS: FRONT: 15 from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 10 from PL  
 MAX. HEIGHT 40'  
 MAX. COVERAGE OF LOT BY STRUCTURES N.A.

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_  
 PARKING REQUIREMENT: per plan  
 SPECIAL CONDITIONS: Because of limited parking,  
no special events allowed, for example,  
but not limited to, tournaments.

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.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Thomas F. Bolger Date 4/16/08  
 Department Approval Judith A. Kren Date 8/4/2008

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>8/6/08</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)