

DATE SUBMITTED: 2/7/92

PERMIT NO. 40923

FEE \$ no fee

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2510 FORSIGHT PARK SQ. FT. OF BLDG: N.A.

SUBDIVISION FOR SIGHT PARK - ~~apart~~ SQ. FT. OF LOT: N.A.

FILING # 1 BLK # 4 LOT # NO. OF FAMILY UNITS: N.A.

TAX SCHEDULE # ~~3021 2536 06 4~~
2945-033-07-017 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

OWNER Dr. David Mayer USE OF EXISTING BUILDINGS:

ADDRESS 2480 SAGE RUN COURT Office

TELEPHONE: 245-4717 DESCRIPTION OF WORK AND INTENDED USE: Physical Therapy

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PI

FLOODPLAIN: YES NO X

SETBACKS: FRONT

GEOLOGIC HAZARD: YES NO

SIDE REAR

CENSUS TRACT: 10 TRAFFIC ZONE: 24

MAXIMUM HEIGHT

PARKING REQ'MT existing

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:

no change in use - still a proposed office

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kathy Porter
Department Approval

Karl Metzner
C10517192

Karl Metzner
Applicant Signature

2/7/92
Date Approved

2-7-92
Date

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