

FEE \$	—
TCP \$	800
DRAINAGE FEE \$	—

BLDG PERMIT NO.	59967
FILE #	COU-1997-04.14

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

3021-2590-03-5 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2503 Foresight Cir TAX SCHEDULE NO. 2945-033-07-043

SUBDIVISION FORESIGHT PARK FOR INDUSTRY SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~7,000~~

FILING 1 BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 7,000 #

(1) OWNER Foresight Family Physicians NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS same

(1) TELEPHONE 242-2660 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT SUN KING USE OF ALL EXISTING BLDGS Dr.'s office

(2) ADDRESS P.O. Box 3299 DESCRIPTION OF WORK & INTENDED USE:  
Interior remodel for physical therapy

(2) TELEPHONE 245-9173

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

ZONE PI THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF  
 Landscaping / Screening Required: YES  existing NO

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) Parking Req'mt 24  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear Per Plan from PL Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 10 T.ZONE 24 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 G.J. 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 [Signature] Date 4/10/97

Department Approval Mike Pelletier 4/8/28/97 Date 4/28/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 4/28/97

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)