

FEE \$	1200
TCP \$	0
SIF \$	0



94

BLDG PERMIT NO. 69408

EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 396 SOUTH CAMP RD. GRAND JUNCTION, CO. 81503 TAX SCHEDULE NO. 2945-183-00-061

SUBDIVISION MAXWELL SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER _____ NO. OF DWELLING UNITS BEFORE: 01 AFTER: 01 THIS CONSTRUCTION

(1) ADDRESS 396 SOUTH CAMP, GJT NO. OF BLDGS ON PARCEL BEFORE: 02 AFTER: 02 THIS CONSTRUCTION

(1) TELEPHONE 1-800-334-3669 USE OF EXISTING BLDGS RESIDENTIAL & HOME OFFICE

(2) APPLICANT MEDICAL EDGE INT'L, INC. DESCRIPTION OF WORK AND INTENDED USE: CONVERT GARAGE TO HOME OFFICE FOR HOME OCCUPATION

(2) ADDRESS SAME

(2) TELEPHONE SAME

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 RSF-4 Maximum coverage of lot by structures N/A

SETBACKS: Front NO CHANGE from property line (PL) Parking Req'mt NO CHANGE
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions MUST COMPLY WITH SEC 5-1-9 REGARDING HOME OCCUPATIONS. NEEDS A CO. BLDG PERMIT

Maximum Height NO CHANGE CENSUS _____ TRAFFIC _____ ANN# _____

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 Hannah Pay, CORP. SEC'Y. Date 03/29/99

Department Approval Bill Nelson Date 3-29-99

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

Utility Accounting Dotie Anderson Date 3-29-99

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)

FEE \$	10. —
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	69515
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44

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2355 S. Rim Dr. TAX SCHEDULE NO. 2945 083 25 008

SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3406

FILING BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER LARRY FLENER NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2355 PLEASANT RIDGE CRT

(1) TELEPHONE 243-1993 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT LYNN BEMIS/BEMIS & HANCOCK USE OF EXISTING BLDGS ~~Single Family Res~~

(2) ADDRESS 460 E. SCENIC DR. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE (4) 243-3738 cell 250-6457 Single Family Res.

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 PR-3.5 Maximum coverage of lot by structures —

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions ACCO approval required

Maximum Height 28' CENSUS 1401 TRAFFIC 91 ANNX# _____

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 4-5-99

Department Approval [Signature] Date 4-7-99

Additional water and/or sewer tap fee(s) are required YES _____ NO W/O No. #8887-1-22-96
TR-89266

Utility Accounting [Signature] Date 4-7-99

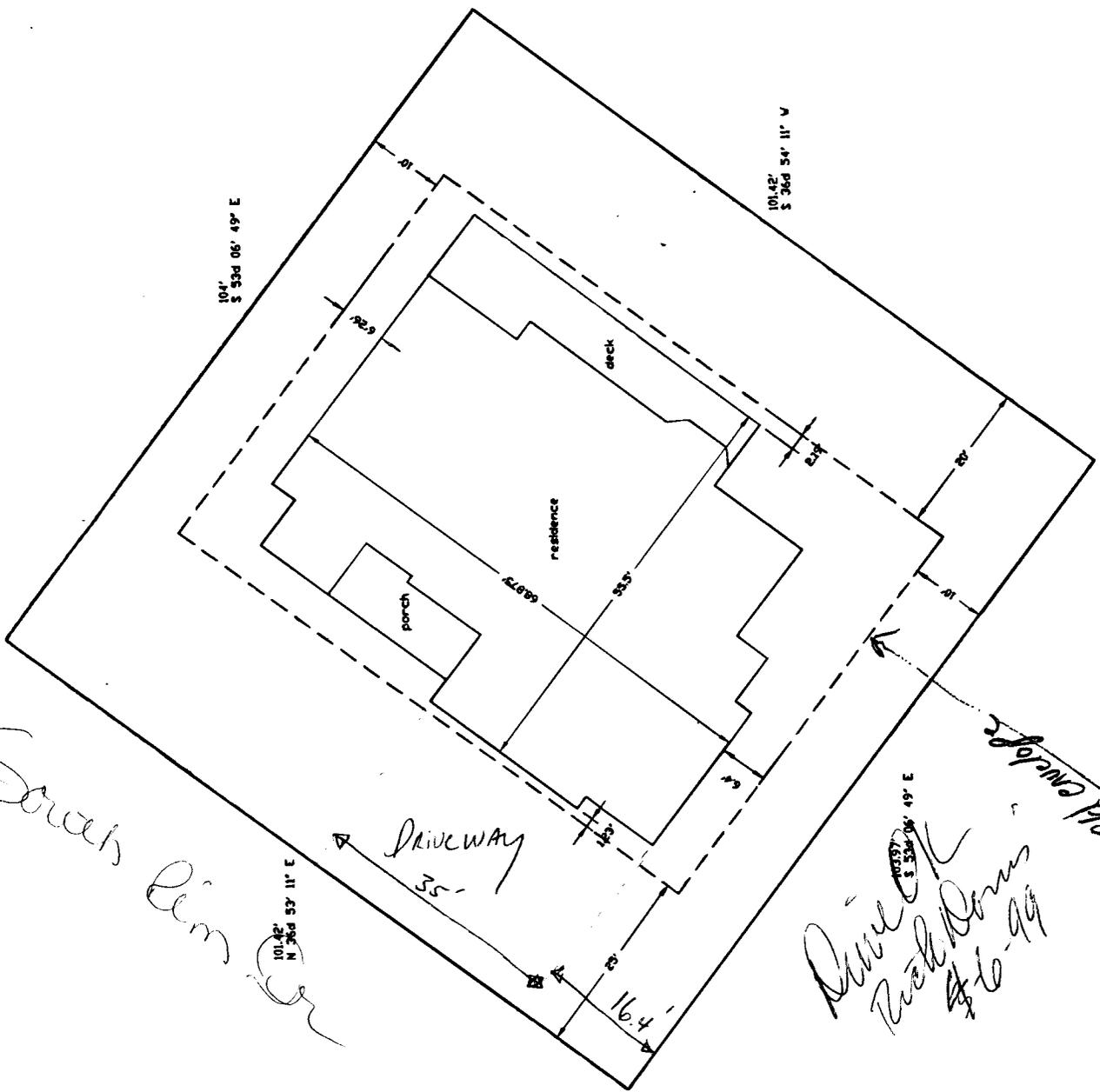
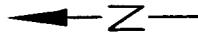
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *XV 4-799*
 TO BE USED TO CORRECTLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Tax schedule # 2945 083 05 008

2355 S. RIM DR.
 LOT 8
 Block 3
 R.I.V. 3



South Rim

*Done
 Rich Dennis
 4-16-99*