

DATE SUBMITTED: 6/22/92

PERMIT NO. 44049 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 710 IVANHOE SQ. FT. OF BLDG: 30 X 30

SUBDIVISION SUNSET TERRACE SQ. FT. OF LOT:

FILING # ✓ BLK # 18 LOT # 1 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2201-353-07-016 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Harold Lippoldt USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS 710 Ivanhoe Way GJT 81506 DESCRIPTION OF WORK AND INTENDED USE: NEW GARAGE

TELEPHONE: 245-4651

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

FOR OFFICE USE ONLY

ZONE RSE-4 FLOODPLAIN: YES NO ✓

SETBACKS: FRONT 20 GEOLOGIC HAZARD: YES NO ✓

SIDE 3' REAR 3' CENSUS TRACT: 10 TRAFFIC ZONE: 12

MAXIMUM HEIGHT 32 PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: N/A SPECIAL CONDITIONS: N/A

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).

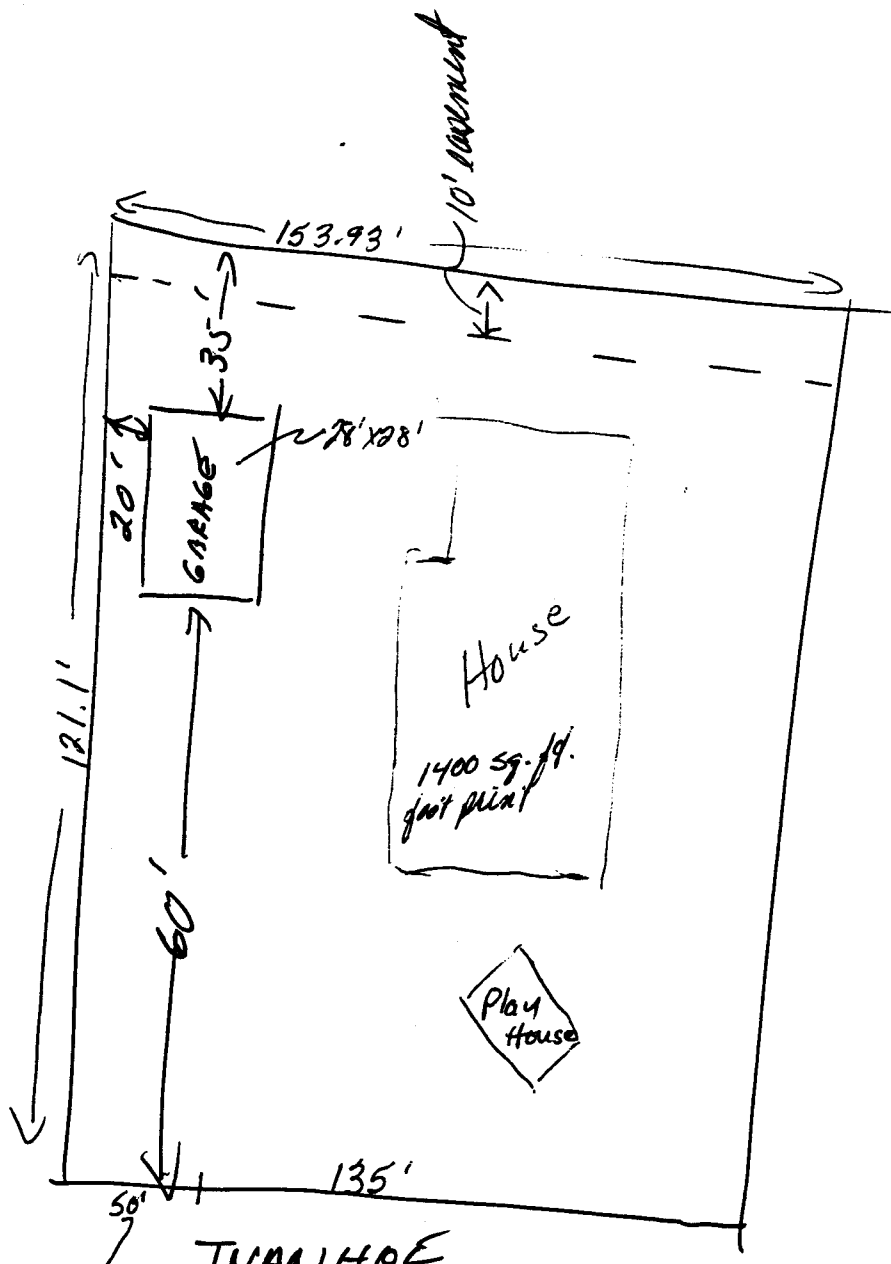
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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.

[Signature]
Department Approval
6/22/92
Date Approved

[Signature]
Applicant Signature
Date

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



IVANHOE

Heather Road
 vacated - full 50'
 to lot 1 (B. 1701, P. 833)

total sq. ft. of buildings
 footprints - 2,238

lot square footage - 17,494.10
 35% of lot = 6,122.93 s.f.

1/29/93