

DATE SUBMITTED: 1/29/93

PERMIT NO. \_\_\_\_\_

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 710 Ivanhoe Way

SQ. FT. OF BLDG: 784 sq.ft (28x28)

SUBDIVISION Sunset Terrace

SQ. FT. OF LOT: ~17,494.10

FILING #      BLK # #7 LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-353-07-016

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Harold + Rosemary Lippoldt

USE OF EXISTING BUILDINGS: Residential

ADDRESS 710 Ivanhoe Way G.J. 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 R5F-4

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: FRONT 20'  
*accessory principal*  
SIDE 3 (7') REAR 10' (30')  
*accessory principal*

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT 32

CENSUS TRACT: 10 TRAFFIC ZONE: 17

LANDSCAPING/SCREENING REQUIRED:     

PARKING REQ'MT     

SPECIAL CONDITIONS: \_\_\_\_\_

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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.

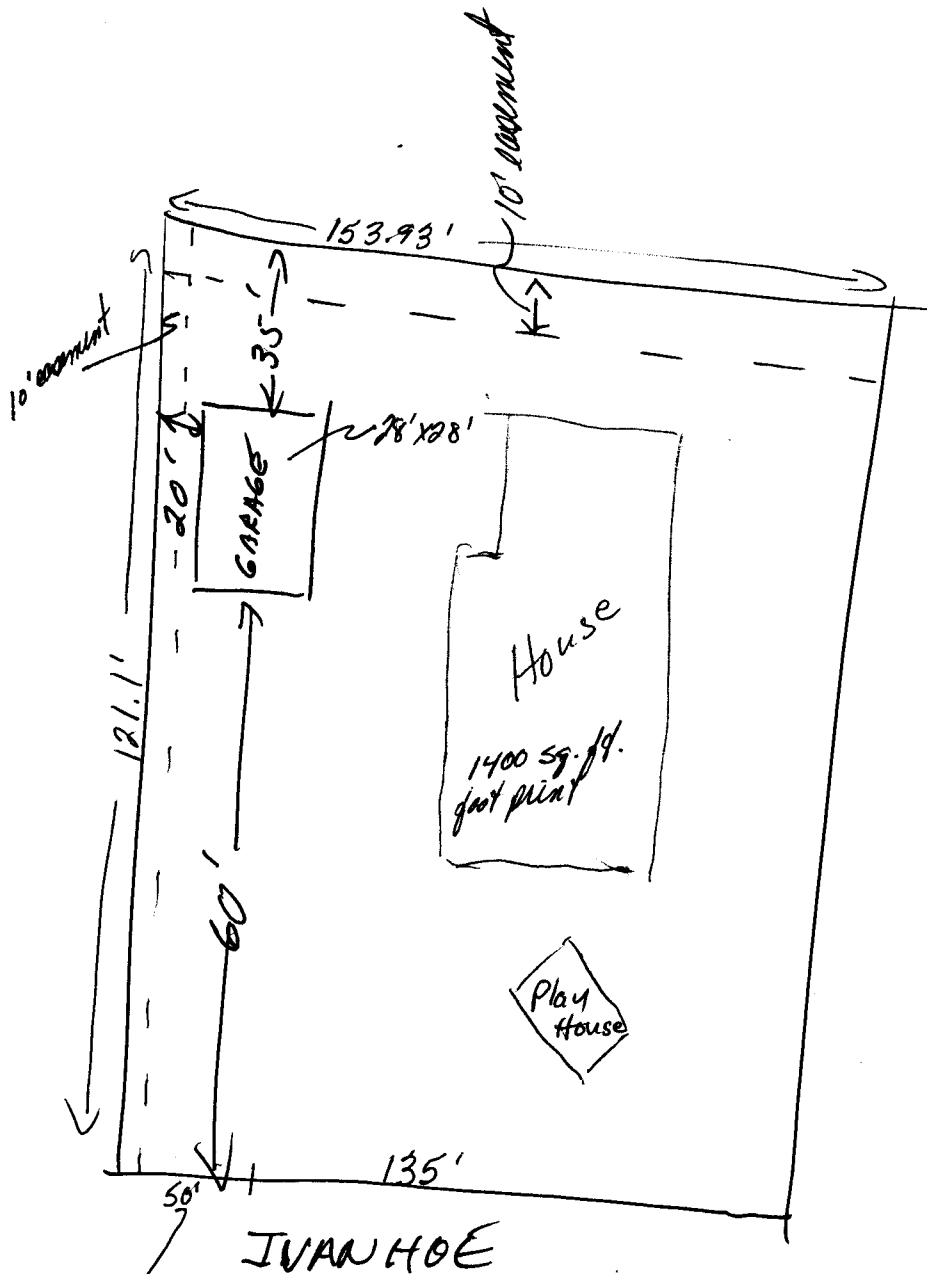
Kathy Porter  
Department Approval

Harold L. Lippoldt  
Applicant Signature

1/29/93  
Date Approved

January 29, 1993  
Date

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



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.

ACCEPTED 1/29/93  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.