

FEE \$ 5.00

BLDG PERMIT NO. 48797

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3 1-7030-03 7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 710 Ivanhoe Way TAX SCHEDULE NO. 2701-354-18-016

SUBDIVISION Sunset Terrace Plat SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5'4" x 24'

FILING _____ BLK 7 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Harold Lippoldt NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 710 Ivanhoe Way

(1) TELEPHONE 245-4651 NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT SA M L USE OF EXISTING BLDGS house, garage, playhouse

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ lean-to addition to existing garage

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 35%

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side 3 from PL Rear 10 from PL

Special Conditions _____

Maximum Height 32

CENSUS TRACT 10 TRAFFIC ZONE 17

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Harold S Lippoldt Date 6-1-94

Department Approval Kathy Rowan Date 6/1/94

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

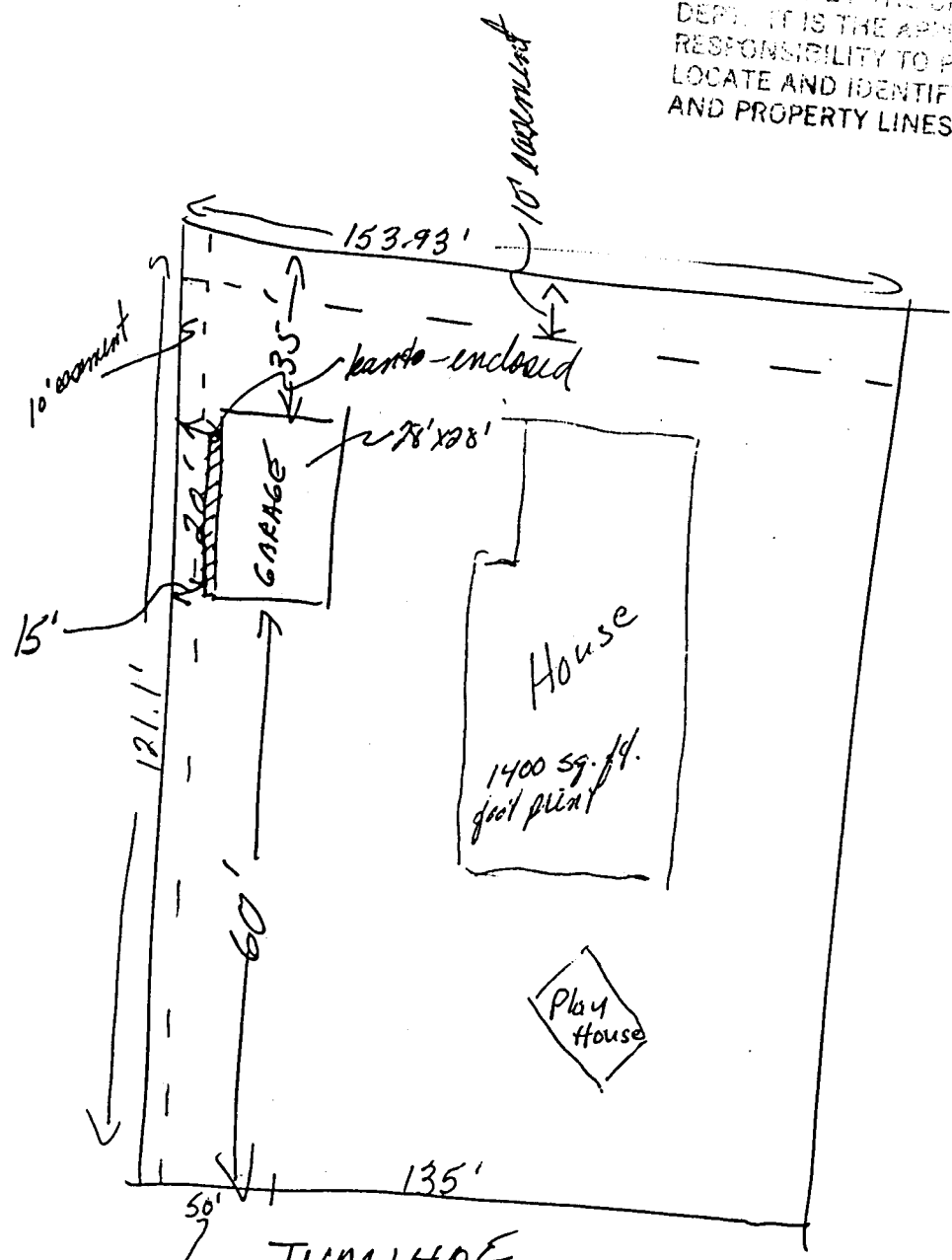
Utility Accounting Miller Fowler Date 6-1-94

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

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

for building dept.

ACCEPTED RP 6/1/94
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.



JUANHOE

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

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

lot square footage - 17,494.10
35% of lot = 6,122.93 sq. ft.

ACCEPTED 1/29/93
ANY CHANGE OF SETBACKS MUST BE