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BLDG PERMIT NO. 60611

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

BLDG ADDRESS 798-2 1/2 Road TAX SCHEDULE NO. 2697-361-00-047

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2026

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 534

(1) OWNER HARRY D. SMITH NO. OF DWELLING UNITS  
BEFORE: ~~2~~ AFTER: 3 THIS CONSTRUCTION

(1) ADDRESS 798-2 1/2 ROAD

(1) TELEPHONE 245-3170 NO. OF BLDGS ON PARCEL  
BEFORE: ~~2~~ AFTER: 3 THIS CONSTRUCTION

(2) APPLICANT HARRY D. SMITH USE OF EXISTING BLDGS PORCH & STORAGE

(2) ADDRESS 798-2 1/2 ROAD DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245-3170 MANUFACTURED HOME

**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 RSE-2 Maximum coverage of lot by structures 25%

SETBACKS: Front 30' from property line (PL) Parking Req'mt 2  
or 55' from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' \_\_\_\_\_

CENSUS 15 TRAFFIC 1 ANN# \_\_\_\_\_

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 Nancy D. Smith Date 5-23-97

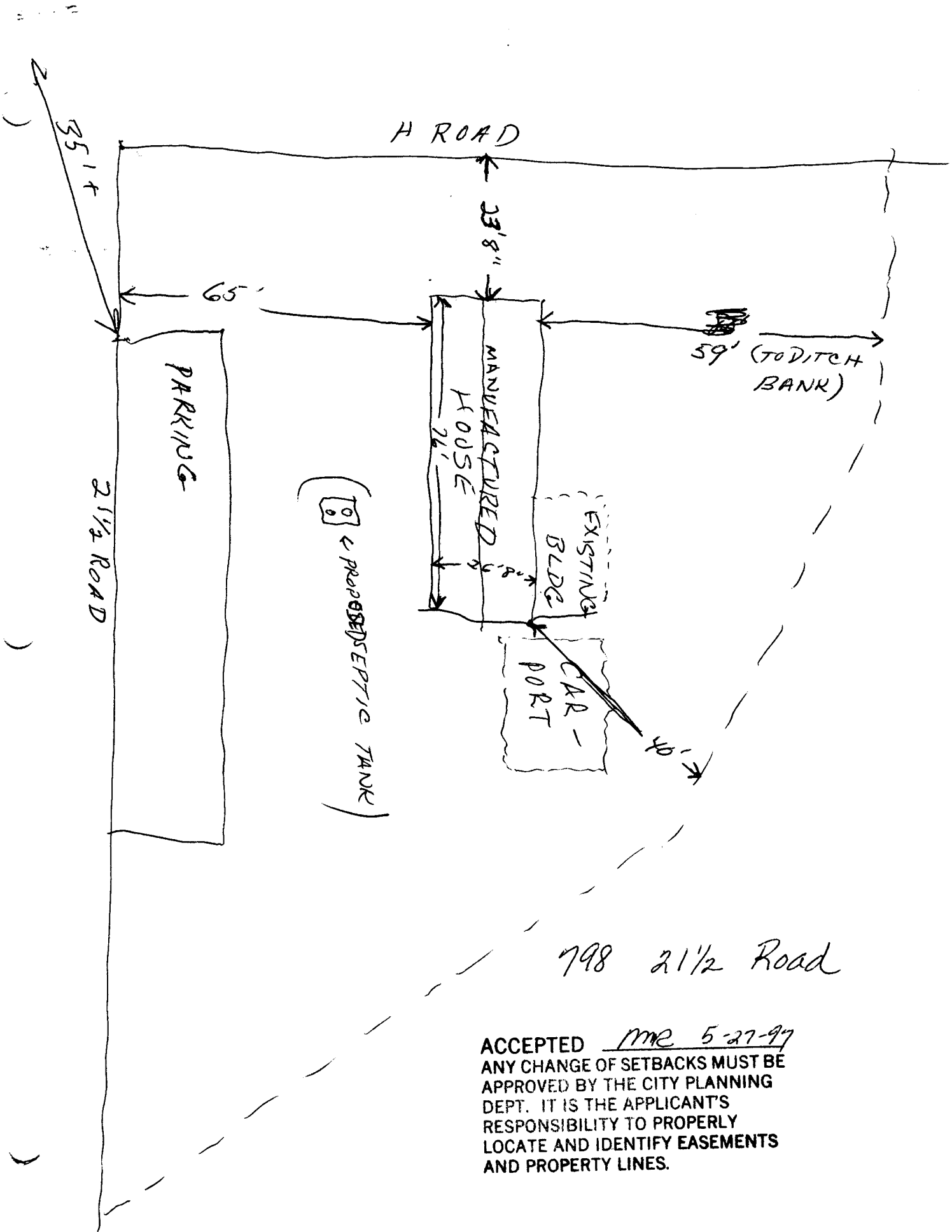
Department Approval Marcia Rabideaux Date 5-27-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3025-1020-01-9

Utility Accounting Cherubino Date 5/27/97

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)



798 2 1/2 Road

ACCEPTED MMR 5-27-97  
 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.