

DATE SUBMITTED 9/14/93

BUILDING PERMIT NO. 46472

FEE \$ 5.00

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 2825 RSC  
~~2827 1/2~~ HALL AVE

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1775

SUBDIVISION \_\_\_\_\_

SQ. FT. OF EXISTING BLDG(S) 0

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2943-013-00-004 NO. OF FAMILY UNITS 1

OWNER JAMES E. & KATHLEEN HALL

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 636 N. PLACER CT.

DESCRIPTION OF WORK AND INTENDED USE:  
BUILD SINGLE STORY RESIDENCE

TELEPHONE 243-6267

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: Front 20 from property line or \_\_\_\_\_ from center of ROW, whichever is greater

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

Side 5 from property line

CENSUS TRACT 30 TRAFFIC ZONE 6

Rear 15 from property line

PARKING REQ'MT 2

Maximum Height 32

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

Maximum coverage of lot by structures 35%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature [Signature]

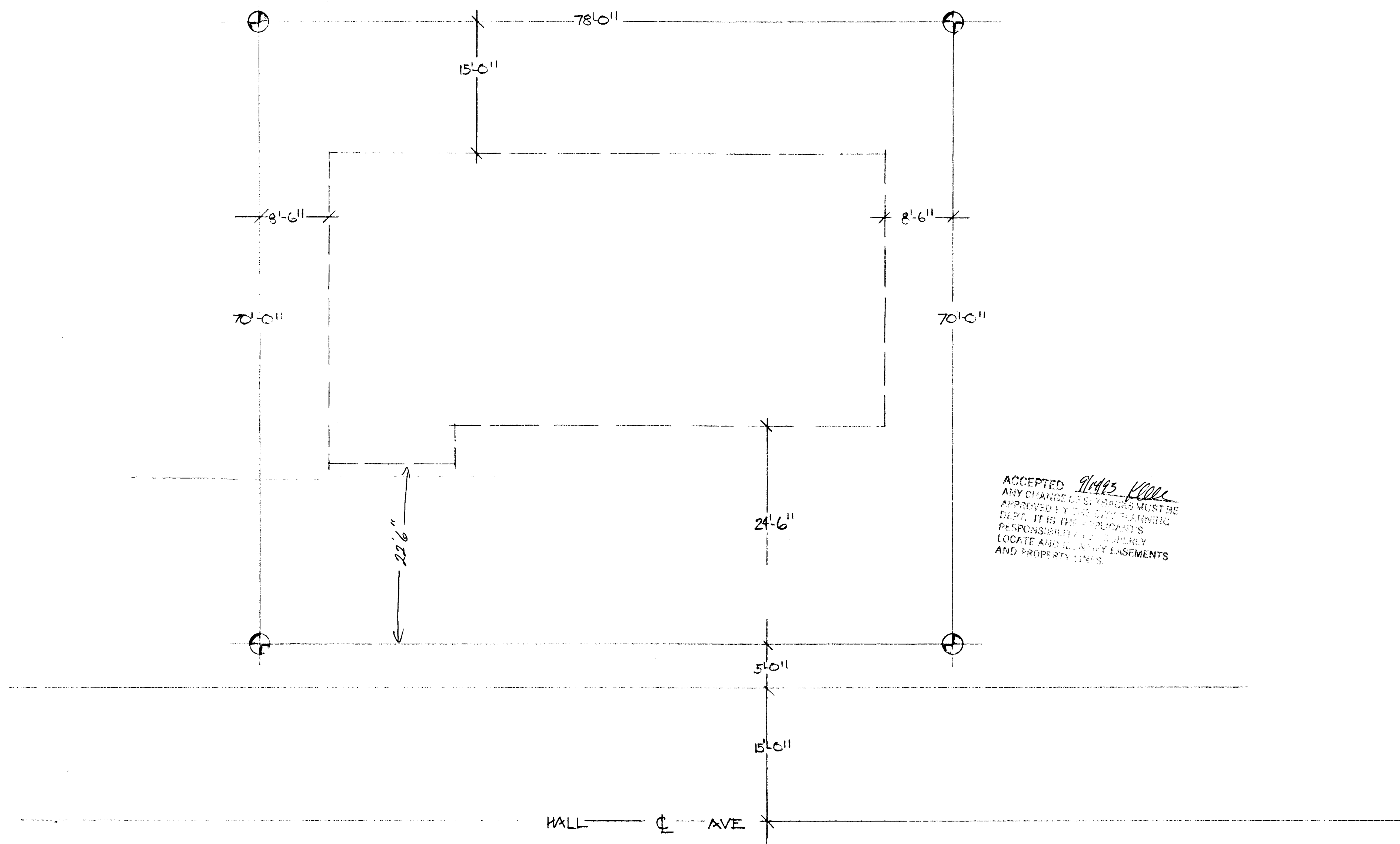
Date Approved 9/14/93 Date SEP 14, 1993

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCEPTED *Walter K. Kline*  
 ANY CHANGES TO THIS PLAN MUST BE  
 APPROVED BY THE CITY ENGINEER  
 OF THE CITY OF ALBUQUERQUE  
 BEFORE ANY CONSTRUCTION  
 LOCATE AND SET BY EASEMENTS  
 AND EASEMENTS 1938

SITE PLAN  
 $\frac{1}{8}'' = 1' - 0''$

SPEC. HOUSE HALL AVE	1	OF	THUNDER MNT. BUILDERS
			DATE 9-12-38 DRAWN U. PIANO